5

THE CONSENSUS

VOL. V, No. 1 April 2, 1955

NEXT MEETING:

A general meeting of Brown's Wood Incorporated will be held on Thursday, April 7, 1955, in Rm. 10-280, MIT. There will be elections and perhaps a decision on the lot pricing (desirability) system.

ANNUAL MEETING: This is the second written notice of the Annual Meeting, to be held on the property of Brown's Wood or at the Gras house (depending on the weather) on Saturday, April 9. Reports will be given by the committees and officers of the previous fiscal year. Time, around 1:00 PM.

MEETING OF MARCH 31:

A meeting of the membership of Brown's Wood, Incorporated, for the purpose of adopting a budget and electing officers, was held on March 31, 1955, in Rm. 10-280, MIT. Present were Mary Eckhardt, David Freeman, Ranny and Ann Gras, Gunny Grover, John Harris, Ed and Helen Healy, Ginny Horn, Paul Loewenstein, Dick and Molly Morgan, Ronald, Phyllis and Ronald Jr. Mura, Nyna Polumbaum, Dave Ritson, Art Swanson, Al Van Rennes, Lang and Ruth Wales.

Whitman and Howard Bill: A bill from Whitman and Howard was read. It was "For study and report on land in Lexington", and amounted to $50. Considering all the work done by the firm, this seemed very reasonable - that is, until Lang explained that this was in all probability only supposed to cover Mr. Lucas's advice on surface drainage, not the extensive work on sanitary drainage, for which we would be billed through the Bd. of Health. - From this new viewpoint, the bill looked much larger, in fact too large. It was decided that at least a request should be made for an itemization of the bill, and we could at least hint that we thought the bill rather high. Therefor there was no agreement to pay the bill.

Board of Health: A letter from the Bd. of Health was read. It merely verified previous statements regarding dubious lots, that W. and H. had given them assurance that such lots could be built on safely, with larger leaching fields than average. Also, no building permits will be issued until plans for sanitary drainage on those lots have been submitted to and approved by the Board.

Uniform Covers: Dave Freeman quoted a suggestion by the B. of H. Septic tanks must be cleaned every three to five years. If all are done at once, it saves time and money. Doing all at once is greatly simplified if all cleanouts are alike, so the same tools and technique can be used. I suppose rugged individuals may use their own favorite make of septic tank cleanout covers, if they insist.

Purchase and Sale Agreements: These legal forms were not on hand to be signed, and the rustle of shifting lots had not quite died away anyway. However, it was proposed and AGREED: That the president be authorized to sign the purchase and sale agreements, on behalf of the Corporation. No time limit was considered necessary, since it is to the interest of the members to sign early. The execution of these agreements secures the specific lots for those who chose them.

Budget: It was proposed and AGREED: That the Budget as published in The Consensus, VOL. IV, No. 10, be adopted, and that each member family be assessed $25.00 for the ensuing six month period. Lang explained that the various small items of equipment already purchased, such as chain saw and printing machine, were too small to deserve specific maintenance funds, so a collective fund, as included in the Budget, would be useful. If large items such as a building or a bull-dozer are purchased later, they are supposed to have specific maintenance funds set up at the time of agreement to purchase.

Development Fund: The lawyers are considering the possibility of transferring some of the general reserve fund into development expense accounts, since a large percentage of the assessment income at present is spent on things that could be classed under - development. This would raise the "cost" of a member's lot, and reduce the total of assessments he has paid. The higher the accountable lot "cost", the higher the equity, and the larger the mortgage obtainable. - For the same reason, it may be possible to bring lot "costs" closer to the true market value by giving credit in the books for all the development work actually done, rather than paid for, by the members.

Election: The first step on this matter was to agree on a procedure. Consensus is the method stated in the By-Laws, but some members felt the group was not ready to tackle such a delicate operation. As in the past, it might be easier to use ballots to find out the direction where consensus might be reached. Admittedly, ballots do not always work. But neither do they inflict any strain on personality relationships.

It was finally decided to use write-in nominations to begin with. Nominations were to be for one office at a time, that of President being first.

The results of this first ballot were: Ranny Gras, 8; Lang Wales, 6; Stuart Grover, 2; Paul Loewenstein 1; Dick Morgan, 1; Art Swanson, 1; Ann Gras, 1 (some suffragist, I guess).

It was proposed and seconded and nearly agreed that Ranny Gras be awarded the office by consensus. Lang Wales announced that he himself was not a candidate for the office.

A member raised the question, discussed in the formative days of the Association, of a rule of rotation rather than self-succession of officers. - No such rule was ever agreed upon, nor is there anything even similar in the laws now governing Brown's Wood. - The member who raised the question then explained why he had always felt the rule of rotation should be observed: In Brown's Wood,

as in most groups, there are some individuals who shoulder or accept a larger share of responsibilities than others. Some may be willing but are hesitant to step forward, others may need their interest stirred up. Anyway, the ones with the responsibilities continually gain more experience, and thus become more and more the ones best qualified to do the various jobs. It seems necessary, then, to draw other members into these positions of responsibility and leadership, that they too may gain experience and make their individual contributions. Some mistakes may be made in the process of learning, but the speaker felt anyone in this group would be competent enough to avoid truly harmful errors, and that the increase in the over-all level of experience and competence would be beneficial. Furthermore, this is the sort of thing where precedent is easily established; if the group does wish to adopt a policy of non-succession, it should adopt it now.

The other members expressed general agreement with the principle stated above, but many considered the simple principle overshadowed by the larger and more important elements of this critical period just ahead. Competence without experience, they felt, was not enough to steer the group through the difficulties of development. What is needed now is a very special kind of experience, the familiarity with a multitude of details, the knowledge of the history of communication with outside concerns, the thorough understanding, not only of the individual elements of the work that lies ahead, but also of the relationship between them. This knowledge and experience cannot be gained quickly or easily. Under these circumstances, it seems unwise to break the continuity just to let somebody else get some experience.

It was then proposed that all agree that in the future a rule of non-succession be observed. It was therefor AGREED: That in 1956 and thereafter, no officer shall succeed himself in a given office.

Since the above agreement removed the difficulty of precedent, there was a new effort to reach complete agreement that self-succession could and should be permitted at this time. However the member who first mentioned the rule felt that other members not present might share his wish to see the rule put into effect now. Since no harm would be incurred by delaying the elections a week, he asked that everyone be allowed to think about it until then.

Lang Wales spoke in eloquent recognition of the personal contributions in leadership and inspiration, specifically by Ranny Gras as president (Lang's own name should be included there too, ED) which have enabled the group to achieve so much. The re-election of an officer at this time is not as a reward for service (a rest would be a better reward) but is an acknowledgment of the group's need for that particular person's talents at this particular time.

It was decided that with due regard to consensus procedure, and out of respect for individual opinion, the elections would be postponed until the next meeting, at which time it should be possible to settle the question of self-succession.

Desirability Pricing: Lang was asked to explain the developments on desirability pricing. He began by pointing out that in the urgency and excitement of the times, a system of desirability pricing had been adopted on March 25 which seemed the only workable system at the time. Later consideration showed this system to be unfair, and of course fairness was the most important element in all the thought given to lot selection. And pricing.

To be fair, the pricing system should:

1. Show good distribution. A clump of very desirable lots, a clump of mediocre ones, and a clump of "undesirables" would not be a true representation of the facts which are now obvious.

2. Should be only slightly affected by the marginal preference of any one member.

3. Should have obvious connection with the lots themselves and people's opinion of them. Upon analysis, it should be clear why a lot is priced high or low.

4. The total plus prices must equal the total minus prices, in order to use the formula contained in the Membership Agreements.

The formula agreed upon, that of using first choices as an index, each first choice to count as one, fails on all four counts:

1. The distribution is in clumps, four of them, having 0, 1, 2 or 3 first choices.

2. A family that likes Lot A only a little (or even no better than Lot B, exerts a great influence on the prices by voting for A instead of B, as first choice. A few such marginal choices can change the whole picture.

3. One lot may be recognized as a fine lot and be the 2nd. choice of many, but priced very low because it was first choice of none; a lot that one family likes enough to put first choice on, but which nobody else likes at all, would be priced higher than is justified. Two very similar lots may be priced very differently.

4. If the desirable lots are priced up, a sum of money is collected. However, since there is no index of undesirability, that money can only be redistributed equally among all lots. When this is done, the desirable lots have had their desirability prices effectively reduced, by the same amount for each, and thus the most desirable lot can no longer carry a desirability price of $200, as the formula says it should. Apparently no arithmetical juggling can straighten this out.

A series of alternative suggestions was then discussed, with the aid of graphs Lang had prepared. These graphs are quite effective but absolutely indescribable. Lang is very kindly transferring them to ditto masters for printing, and we hope to mail them out early in the week for your study, as a supplement to this report.

The four systems were based on indeces containing 1) Total Votes, 2) Total Votes Plus ½ Total A's, 3) Total Votes Plus Total A's, and 4) Total Votes plus 1st. Choices Plus A's. Only the votes in the first ballot were used.

The graphs of the five systems showed the four new ones to be fairly similar in distribution, but all markedly different from the system actually adopted on March 25.

There was considerable discussion before, in the middle of, and after the presentation of these graphs, regarding the legality and the wisdom of adopting a new system. It was pointed out that voting was done with a specific understanding of a system to be used, and

that changing it now would in a way invalidate the voting. - But anything done by consensus and ratified is valid. If the members agree that the voting was valid but the pricing plan wasn't, and that a new pricing plan is better, it is as if no other agreement were ever made. - But now that lots have been chosen, how can members judge with any objectivity a new plan which affects the price of their lots? -Perhaps true objectivity is impossible, but it is worth trying to reach agreement on a system which many already consider an improvement, and which might not disturb anyone.

The relative merits of the four new systems were weighed. The A's were felt to be invalid, since the lower priority families scattered far more of these around than did the first families, and thus the picture would be unbalanced. - The simple Total Votes system was criticized because some people just scattered 1's around rather arbitrarily, and these could add up.

One member felt that the lower priority families were unable to put as many votes on their high choices as high priority families. However, it was noted that the use of A's overcame this problem; furthermore, since families thought their first choice would count as one regardless of the number of votes they put on, the votes really do provide a true indication of the strength of preference.

One member suggested that second and third votes, weighted in with firsts, would improve the distribution of the "first's" system, and might prove the most equitable answer. The first choices would be counted as three each, the second as two, the third as one. If there were more than one second or third-rank lot for a family, each would be given the appropriate number. This system sounded quite plausible and it was decided to work it up as soon as possible. (It has been calculated as of now, and a graph of it will be included with the others).

The meeting was then adjourned.

Ranulf W. Gras
471 Conant Rd.
Weston, Mass.

BOSTON, MASS.
APR 3
9-PM
1955

SAVE THE EASY WAY
BUY U.S. BONDS ON
PAYROLL SAVINGS

UNITED STATES POSTAGE 2

Mr. + Mrs. R. L. Waler
9 Fayette Rd.
Bedford
Mass.

THE CONSENSUS

VOL. V, No. 2 April 12, 1955

NEXT MEETING: The next meeting will be held on April 21 (Thursday) in Rm. 10-280, MIT. There is no meeting scheduled for Thursday, April 14.

NEW WORK PROGRAM: By Paul Loewenstein

There is still a limited but necessary amount of field work to be done before the road can be started. Those families desiring to build as soon as possible are particularly interested in getting this work done soon. I suggest that the following work plan may help get more people out on week-ends and spread the load more evenly:

a) Every member volunteers one whole day, either a Saturday or a Sunday, out of the next two (2) months. If possible we should get commitments in advance for this period.

b) On the one day when any particular person (having volunteered) is in charge, he will:

1) Check with Art Swanson the previous evening on what has to be done.
2) Try to become familiar with the necessary operations, or be sure another member is present who can handle technical details.
3) Drum up a crew. (Since he has to do this only once he can afford to be much more of a pest than the "regular" caller has been so far.)
4) If necessary serve as an alarm clock and get people out at reasonable hour.
5) Get tools to the land.
6) Get work done.
7) Report to Art in the evening so that Art can instruct the next day's victim.

(There seems no reason why this program should not be put into effect this week-end. ED)

BROWNING SUBDIVISION: Brown's Wood, Incorporated, has received notice of a public hearing held by the Lincoln Planning Board, Wednesday, April 13, to review a proposed subdivision of property owned by George U. Browning. There will be at least some representation of Brown's Wood membership present.

PURCHASE AND SALE: So far, only one lot (10) has had an agreement signed for it (by the Morgans). Doesn't anybody else want a lot? Agreements are available at the Gras house or at occasional meetings.

MEETING OF APRIL 7:

A general meeting of Brown's Wood, Incorporated was held on Thursday April 7, in Rm. 10-280, MIT. Present were Dick and Genny Daly, Mary Eckhardt, Dave Freeman, Ranny and Ann Gras, Stuart Grover, John Harris, Ed and Helen Healy, Manny Kramer, Paul Loewenstein, Dick and Molly Morgan, with a friend, Dave Johnson, Art Swanson, and Lang Wales. The main business of the meeting was the election of officers, which had been deferred from the previous meeting.

Water Board's OK: Ranny began the meeting with the reading of a letter from Henry Warner, in which the Water Bd. confirmed their approval of the Brown's Wood subdivision plan, including a water main to Conant Rd. The letter also made reference to other Water Bd. regulations, which "must be followed in every detail".

Whitman and Howard's 2nd. Bill: A bill from Whitman and Howard was presented; it had been sent to the town of Lincoln and forwarded to B.W. by the Bd. of Health. This bill was also for services connected with Brown's Wood property in "Lexington"; the sum was $318.41. - This covers the extensive sanitary drainage study, the previous bill ($50.00) covered only the surface drainage problem.

Since the total of the two bills was less that the amount B.W. had been prepared to pay if necessary ($400), they did not seem unreasonable. It was therefor AGREED: That the treasurer be authorized to pay the two bills from Whitman and Howard, either in one check or two, according to his book-keeping practices.

Election of President: The business of election of officers, adjourned at the March 31 meeting, was resumed. No other members appeared to share the feeling expressed by one member on March 31 that the rule of no self-succession should be put into action this year. It was then proposed that the presidential nomination ballot of the March 31 meeting be accepted and allowed to stand, and proposed and AGREED: That Ranny Gras be president of Brown's Wood Incorporated for the next year.

Policy on Refusals: A member wished to state his opinion on a matter related to elections, that of a person refusing to be a candidate for or to accept an office, without a clear statement of reasons. This member felt that consensus requires a willingness on the part of an individual to recognize and give due consideration to the opinion of a large majority. If the majority wants a person for a particular office very much, he should not withdraw his name just because he thinks he's not qualified. At least he should not do so without saying what his reason is. Any reason, by the way, deserves consideration. If the person just feels too lazy for the job, he should say so; but still the group should have a chance to change his mind for him.

Consensus: Majority Rule?: Other members took issue with the above definition of the requirements of consensus. They felt that consensus is designed for the protection of the individual, and that under its proper procedure the individual should not feel unduly pressed by majority opinion. - However, he should not hide behind his privilege, either. - The important features of consensus work neither on behalf of the "majority" or of "the individual", by design. Their purpose is to insure that the individual does get heard, that his opinion is given as much consideration as the opinion held by the majority. In the end, it is up to the individuals to decide collectively which opinions have the greatest validity.

Nominating Procedure: One member, absent at the previous meeting, wondered why secret nominations were used instead of spoken ones from the floor. In case there were refusals, the latter system would save time. - Nominations are somewhat personal, and can be awkward. - Also, the first person nominated from the floor cannot feel exactly flattered when a competing nomination is made. To avoid discomfiture, the first person nominated is likely to be elected through total absence of competition.

Then why do other organizations call for nominations from the floor? - Any number of reasons: With a large group, there would be too many candidates if a secret ballot were used. In a large group, not everyone is acquainted with everyone else. Their opinion of a candidate may be influenced by who nominates him, whether there is enthusiastic seconding, etc, what kind of speeches are made extolling his virtues. Politics are at work in most groups too, and politics don't operate well with secret nominations (or consensus). In Brown's Wood, we work together more intimately, and we have to live with decisions. Personality relationships are far more important here than politics.

Election of Vice-President: Nominations began, by secret ballot, for the office of VP. Nominees were Lang Wales, Stuart Grover, Art Swanson, Paul Loewenstein, Manny Kramer, and Dick Morgan. No nominee received more than a third of the votes cast.

There were two withdrawals. Lang expressed a special interest in book-keeping, and thought this would be a fine chance to do some rotating. Art Swanson felt he would prefer to devote his attention to the job of Development Co-ordinator.

Stuart Grover was praised for his original ideas, and especially his contribution of the highly successful lot selection system.

Paul Loewenstein was supported as a man whose thoughts had often turned the tide of "group opinion" in open discussion, and it was felt that these contributions could be even more effective if made in committee meetings.

After four more ballots, interspersed with discussion, Paul Loewenstein received two thirds of the votes cast, and it was AGREED: That Paul be vice-president of Brown's Wood for the next year.

Factions? A considerable share of the above mentioned discussion was concerned with a statement made by Paul, to the effect that he would enjoy representing, in committee, a body of opinion often in disagreement with the majority opinion. - Another member wondered if there does exist, as this would seem to imply, a pair of defined, opposing factions? - Discussion seemed to reach the following conclusions. There are two basic ways of looking at every issue; one approach puts the individual first, the other puts the community, or the group first. However, these conflicting views are not represented by two groups of families within the organization, or even by specific individuals. They are found mingled and in varying proportions within every cluster of sympathetic families, within every team of husband and wife, within each particular member. The alignment of sympathy or agreement shifts with every issue, and no one person has always been on the side of the majority or the minority. - Most important, the group has always sought a balance, a compromise, which would respect the views of all.

Indeed, it seems that in any group of individuals who can and do think, this conflict of emphases is not only inevitable, but desirable. Without it you would have group-think, conformity, stagnation. On the other hand, it would be less than helpful to search for conflicts, to analyse them, to add up a record of disagreements. As it has been in the past, the common ground should continue to be the centre of attention.

Election of Treasurer: This office was filled with great dispatch, since a most capable member had already expressed, not just a willingness to accept the job, but a genuine interest in it. It was AGREED: That Lang Wales be Treasurer of Brown's Wood for the next year.

Election of Clerk: Ann Gras didn't give anyone a chance to look at her for this job again. She hoped to spend more time broadening the scope of The Consensus. Molly Morgan was nominated for the office (by voice), and enthusiastically seconded because of her excellent contributions during the last year, when substituting for the Clerk. It was AGREED: That Molly Morgan be Clerk of Brown's Wood for the next year.

Election of Secretary: Gunny Grover was nominated for Secretary. In her absence, her husband declined for her, "per instructions". Ruth Wales was nominated. Lang declined for her, on the grounds that Ruth was already pretty busy and that the executive committee really ought to get spread around more families. Helen Healy was nominated-twice - the nominations were seconded, and it was AGREED: That Helen Healy be Secretary of Brown's Wood for the next year.

Objection: A member registered an objection to the previous meeting's agreement that no officer shall succeed himself in a given office after this year. The speaker felt the group should not tie its hands and give an individual such a handy tool for blocking what

the rest of the group might wish. It seemed quite conceivable that other occasions might arise in future when the group would not want to part with an officer's special talents. - The rule was made for ordinary times, not special occasions. If such special occasions occur, and if the whole group wants to keep someone in office, they can change the rule by consensus. - Without the rule, the group would follow the easiest course as often as not, which is to keep the same people in office unless they have proved utter nincompoops. The rule will force the membership to search its ranks for new talent. - Also, without the rule, a newly elected officer would feel that if he did a bang-up job for a year, he might get stuck with the same job again. - Also, without the rule, it would be very awkward not to re-elect, or at least renominate, officers, since failure to do so would be the same as a vote of "no confidence". - One member suggested compromising on a firm policy, noting that one case where exceptions should be made would be where an officer, for some reason, had only been in office a short while before the election. The firm policy would be a guide to action, but would not tie the group's hands. - This compromise seemed inadvisable to some and unnecessary to others.

There was so much sentiment for keeping the rule that the objection was withdrawn (gracefully, I might add) and the rule is now ratified.

* * *

Annual Meeting: Twelve or so unidentified families gathered on the Brown's Wood property April 9 for the Annual Meeting. It was decided by all present to defer the business of the meeting to another date, that being the next General Meeting of the membership.

* * *

Publication Policy: With new freedom from clerical duties, the Editor of The Consensus has ambitions. The time spent in deciphering 15 pages of sloppy notes and composing five or six pages of newsletter report can now be spent, I hope, in soliciting, collecting, typing and printing a few more pages a little more regularly, with a wider coverage of information. In addition to publishing the reports of business meetings, The Consensus could serve the group by disseminating odd bits of information on various subjects: Who would like to buy what co-operatively, what shrubs would grow in Brown's Wood soil, what is the latest thinking on group contracting, how much time and/or money would be needed to put up facilities on the common land; there are many such items, facts, figures and opinions, that can't or don't get included in meetings but are still of general interest. However, it will be up to the readers to make known what their interests are. (Even adverse criticism of a newspaper is encouraging - it shows that people read it).

Ranulf W. Gras
471 Conant Rd.
Weston, Mass.

Mr. + Mrs. R. L. Wales
9 Fayette Rd.
Bedford
Mass.

THE CONSENSUS

VOL. V, No. 3 April 15, 1955

NEXT MEETING: There will be a general meeting on Thursday, April 21, in Rm. 10-280, MIT. There will be discussion of desirability pricing, and of the schedule and committees listed later in this newsletter.

EXECUTIVE COMMITTEE MEETING, APRIL 14:

A meeting of the Executive Committees (old and new) was held at the Gras home on Thursday, April 14. Present were Ranny and Ann Gras, Stuart Grover, Helen Healy, Paul Loewenstein, and Lang Wales.

Shifting Gears: The focal point of the meeting was the question: how can the time interval between now and the start of road construction be reduced to the minimum? The present rate of activity was not considered a guarantee that members could start house building before winter.

Several recommendations were made, and the committee felt these should be announced to the membership before the next general meeting, so this newsletter was requested.

Lot Facilities: All members, whether or not in a hurry to build, are asked to give serious consideration right now to four aspects of lot development:

1). Where will the house be sited? In many cases this may not be a vital point now, but in others house siting may have a profound effect on the plans of neighbors. The family next door would prefer to orient his house so as not to enjoy a spectacular view of your back fence.

2). Where will the driveway enter the road? Driveway locations should be carefully considered in relatinn to the community development. Carelessly placed driveways can produce traffic hazards, road damage, or even damage to the driveway itself; these last two worries would be through surface drainage from driveway onto road or vice versa.

3). Where will you want the water tap located? So much expense can be saved if these are installed at the same time as the main, that the E.C. makes the following suggestion: If members do not indicate in time where they want these taps, the Engineering Committee will decide for them. You may save yourself some pipe by deciding yourself.

4). Do you have any need for quantities of fill, for terracing, filling hollows, raising driveway levels? The road designers figure the digging will yield 6000 cu. yds. (600 truck loads) of gravel-clay mixture, which makes good fill but cannot be used under the road surface. It is hoped a market can be found for this fill, but members will be welcome to all they can use.

Committees: The E. C. Suggests the following Committees, duties and personnel therefor, subject of course to the acceptance of the appointees, and to addition by volunteers.

Co-ordinator: Art Swanson.

Road Committee: Art Swanson (chairman), Homer Eckhardt, Ed Healy, Manny Kramer, Paul Loewenstein, Al Van Rennes.

Obtain all necessary information, working in conjunction with Engineering Committee.

Engineering Committee: Ranny Gras, Lang Wales.

Design road, drainage system, draw up specifications for road, water, and drainage; later, see that specifications are met, make any changes necessary.

Legal Committee: Ranny Gras, Manny Kramer, Lang Wales.

Meet with lawyers, get contract drawn up, later settle details of option agreements, deeds, etc.

Planning Committee: Do preliminary investigating on matters of general group benefit, such as community building, group purchasing of materials and equipment, facilities desirable for early use.

Stuart Grover (chairman), Dave Freeman, John Harris, Nell Novak.

Co-op Construction Committee: Plan, integrate, investigate all possibilities of co-operation between members building at same time, in contracting especially.

Dick Morgan (chairman), Dick Daly, Paul Loewenstein, Dave Ritson.

(Note: These duties are only roughly stated, and are not unexpandable. They will be thoroughly discussed at the meeting of April 21).

Schedule: The following is the most condensed imaginable schedule. It is, however, within the realm of possibility.

1st. Week: Get information, sample contracts, etc.
Complete design of road and drainage system.
Write specs for trench, copy and draw up specs for road.
Field Work: Control Survey (traverse), Grade Stakes.
General Meeting: April 21, MIT: Desirability Price, Schedule, Committees, Information on Lot Facilities.

2nd. Week: Discuss Contract Form with lawyers.
Field Work: Continued.
Executive Committee Meeting, April 28, Healy home.

3rd. Week: Lawyers finish contract documents.
Contact personally those contractors already interviewed, inform others through Gainey's newsletter, and Dodge Report.
General Meeting: May 5, MIT. Decide whether to save money by cutting trees ourselves, etc.
Field Work: Continued.

4th. Week: Hold Meeting with Bidders, talk over job, give out contract documents. (Two weeks allowed for preparation of bids, or 3 weeks from date of advertising).
Exec. Committee Meeting, May 12.
Field Work: Continued, or maybe start cutting trees.

5th. Week: Clean up details.

6th. Week: Receive Bids, open bids.
General Meeting, May 26, Decide which bidder gets contract.
Notify Contractors, Sign Contract.

Any Questions?

* * *

The Kramers: Have a new address: 5 Saran Ave., Bedford, Mass.
Have a new telephone: LEXington 9-4038 M.

Browning Subdivision: This turned out to be a "subdivision" only by a technicality. Mr. Browning, it seems, is going to build a "paper road", enabling him to sell a single lot that is quite remote from Conant Rd.

Ranulf W. Graf
471 Conant Rd.
Weston, Mass.

WALTHAM
APR. 15
8 PM
1955
MASS.

Mr. + Mrs. R. L. Waler
9 Fayette Rd.
Bedford
Mass.

THE CONSENSUS

VOL. V, No. 3 A April 21, 1955

DESIRABILITY PRICING:

By Lang Wales

Why Reconsider Now?

The method hastily adopted at the last moment prior to lot selection was ill thought out, and yields results which seem inequitable, and which fail to meet the requirements outlined below.

If we can agree upon a better method, wouldn't it be better to adopt it?

In considering a different pricing method, it is necessary for each member to view the problem with objectivity as well as self interest, and to place the value of a generally equitable system above a matter of a few dollars in lot price (but not a few hundred!).

Requirements of a Good Desirability Pricing System:

1. The sum of all desirability price increases must equal the sum of all decreases. This is because other lot price elements (area and development) should not be affected by the desirability pricing method.
2. The price pattern should not be drastically affected by a small change of opinion; e.g., a family changing its first choice from one to the other of two nearly equally preferred lots should not change the picture for everybody else.
3. The system should be capable of expressing fine gradation of opinion.

Graphic Presentation:

Several methods have been proposed to the group at various times. Six of these are presented on an attached sheet. The graphs are all similarly constructed. They are intended to show the general characteristics of the price distribution resulting from each method.

In each graph, the range of desirability price differentials in dollars is indicated under the horizontal line, decreases to the left, increases to the right; the number of lots in each group is indicated vertically along the centre of the page. The actual price distribution is indicated in two ways. First, each differential price is indicated by a solid line at that price on the horizontal price scale. The number of lots having that exact price is indicated by the height of the line as measured against the scale at the centre of the page. Thus the pattern of differentials appears as a grouping of short heavy vertical lines.

Second, the prices are grouped. The number of lots having a differential within $25 of a multiple of $50 is shown by the wide shaded bars, e.g. if two lots are priced between $75 and $125 high, there is a bar spanning that range and two lots high by the centre scale. This bar might be considered to represent the number of lots priced "about $100" high.

Lastly, to be specific, the lot order resulting from each method is given under each graph in order of increasing desirability prices.

Arriving at Figures:

The technique of applying each pricing method is the same except for Method A. In each method, some weighting factor (such as "total votes") is selected and tabulated for all lots. The average is found and deviation above and below the average calculated. The largest price differential, corresponding to the largest deviation, is then set equal to $200, and the others are made proportional. This insures that the sum of all differentials will be zero.

Different Methods:

In Method A, The number of first choices on each lot was summed and the price differential corresponding to the largest number was set equal to $200. The others were then made proportional. The shortcomings of this method are suggested by the fact that a shift of choice which might have happened could have resulted in a $67 change for five lots and a $33 change for six lots. Also, a substantial penalty is paid by a family who put first choice on, and obtained, a lot that nobody else wanted and therefor was not really so desirable in the generally accepted sense.

Method B simply uses the total votes. Method C uses the total votes plus the A's, each of the latter being counted as one vote. Method D uses the total votes plus the first choices each counted as one vote. Method E uses the total votes plus the A's counted as 1/2 vote each.

Method F, proposed at the March 31 Meeting, counts each first choice as three points, each second choice as two, and each third choice as one. (Where equal votes were placed on two or more lots, making a second choice unclear, each lot so marked received a proportionate share of the second and third choice votes: if one family voted for two lots equally, each lot got 1/2 the second choice points, and each got 1/2 the third, so that the point scores in both cases were 1-1/2.

Method F has one obvious advantage: each family's first three choices have equal weight, regardless of the point distribution the family may have felt it necessary to make in order to get a desired lot. Method E also has the most uniform distribution with no great vacant spaces or thick clusters about a given price.

* * *

Second, the prices are grouped. The number of lots having a differential within $25 of a multiple of $50 is shown by the wide shaded bars, e.g. if two lots are priced between $75 and $125 high, there is a bar spanning that range and two lots high by the centre scale. This bar might be considered to represent the number of lots priced "about $100" high.

Lastly, to be specific, the lot order resulting from each method is given under each graph in order of increasing desirability prices.

Arriving at Figures:

The technique of applying each pricing method is the same except for Method A. In each method, some weighting factor (such as "total votes") is selected and tabulated for all lots. The average is found and deviation above and below the average calculated. The largest price differential, corresponding to the largest deviation, is then set equal to $200, and the others are made proportional. This insures that the sum of all differentials will be zero.

Different Methods:

In Method A, The number of first choices on each lot was summed and the price differential corresponding to the largest number was set equal to $200. The others were then made proportional. The shortcomings of this method are suggested by the fact that a shift of choice which might have happened could have resulted in a $67 change for five lots and a $33 change for six lots. Also, a substantial penalty is paid by a family who put first choice on, and obtained, a lot that nobody else wanted and therefor was not really so desirable in the generally accepted sense.

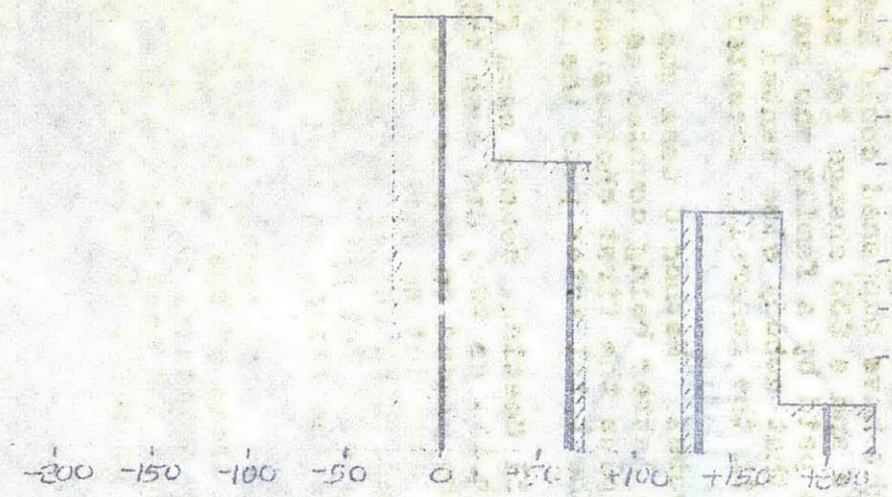
Method B simply uses the total votes. Method C uses the total votes plus the A's, each of the latter being counted as one vote. Method D uses the total votes plus the first choices each counted as one vote. Method E uses the total votes plus the A's counted as 1/2 vote each.

Method F, proposed at the March 31 Meeting, counts each first choice as three points, each second choice as two, and each third choice as one. (Where equal votes were placed on two or more lots, making a second choice unclear, each lot so marked received a proportionate share of the second and third choice votes: if one family voted for two lots equally, each lot got 1/2 the second choice points, and each got 1/2 the third, so that the point scores in both cases were 1-1/2.

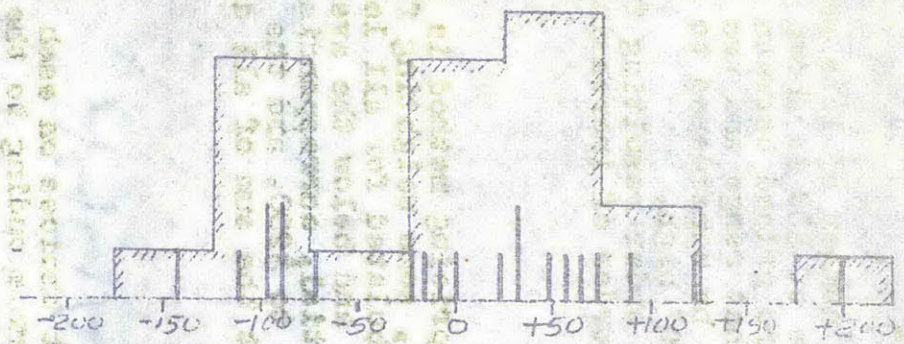
Method F has one obvious advantage: each family's first three choices have equal weight, regardless of the point distribution the family may have felt it necessary to make in order to get a desired lot. Method E also has the most uniform distribution with no great vacant spaces or thick clusters about a given price.

* * *

A. FIRST CHOICES @ $66.67

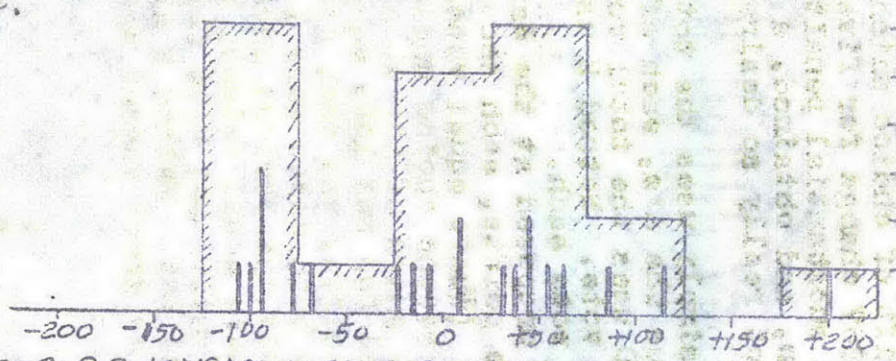


B TOTAL VOTES



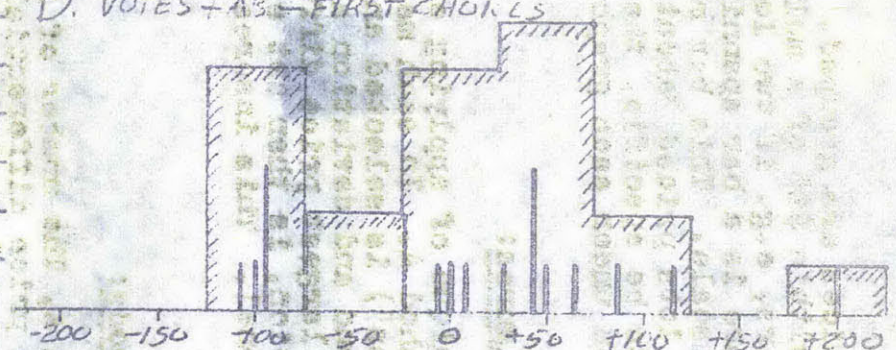
ORDER: 3·16·8&23·19&20·18·12·5·15·17·10·7&22·11·14·2·9·1·4·13

C. VOTES + As



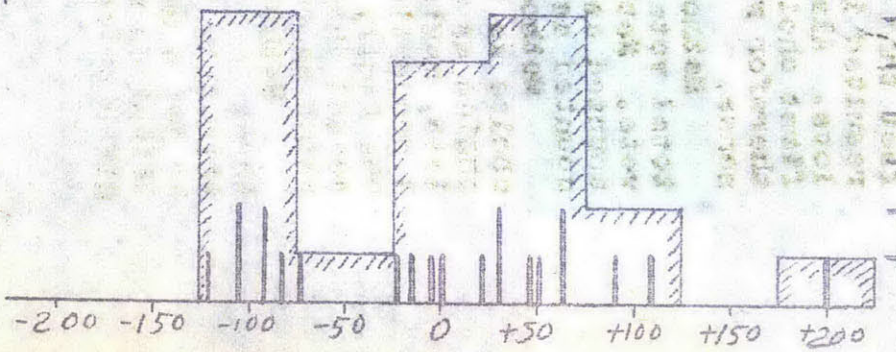
ORDER: 8·3·16&19&20·18·23·12·5·17·15&22·7·10·11&14·9·2·1·4·13

D. VOTES + A's — FIRST CHOICES



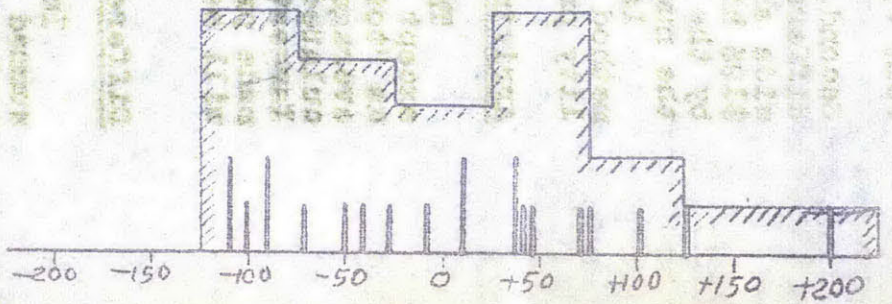
ORDER: 8·3·16&19&20·18&23·5&12·17·15·22·7·9&10&11·14·2·1·4·13

E. VOTES + $\frac{1}{2}$ TOTAL A'S



ORDER: 3·8·16·19&20·23·18·12·5·17·15·22·7&10·11·14·9&2·1·4·13

F. EARLY CHOICES



ORDER: 3&19·16·8&20·23·15·18·5&17·12·9&22·7·10·11·14·4·13

Mr. and Mrs. R. L. Wales
9 Fayette Rd.
Bedford
Mass.

THE CONSENSUS

VOL. V, No. 4 April 28, 1955

NEXT MEETING:

The next general meeting will be held on Thursday, May 5, in Rm. 10-280, MIT, some time around 8:00 PM.

MEETING OF APRIL 21:

Report by Molly Morgan, Clerk, Brown's Wood Inc.

A meeting of BW was held Thursday, April 21, 1955, in Room 10-280 at MIT. Present were: Homer Eckhardt, David Freeman, Ed and Helen Healy, Manny Kramer, Paul Loewenstein, Molly Morgan, Ronald, Phyllis and Ronald Jr. Mura, Ted Polumbaum, Art and Joan Swanson, Mae Van Rennes, Lang Wales, and Tom Frank as an interested observer.

Before the meeting began, Lang Wales passed out statements of the regular assessment ($25) from Brown's Wood to all members. (Those present also had the chance to study and admire preliminary sketches by Harvey Spigel, who is designing the Wales home). At 8:30, Paul Loewenstein called the meeting to order and reported that Ranny Gras was unable to attend and preside, due to illness.

Desirability Pricing (Again): If you will refer to the last issue of The Consensus (Vol. V, No. 3A) you will find an excellent explanation by Lang Wales of desirability pricing, past and present. Since this issue arrived in Thursday morning's mail, most of us did not have a chance to digest it before Thursday's meeting. Accordingly, Lang thought it wise to give an explanation of desirability pricing methods for the benefit of those who didn't understand them. (It would be repetition to print his explanation, as it is practically all in the last Consensus.)

An additional point brought out in Lang's discussion of system A vs. system F was that if we used system A, we would end up with $1300 in the kitty, which was felt to be an undesirable result. With no other system, including system F, which Lang proposed for consensus, does this happen.

One member spoke in favor of one feature of system A (which bases desirability solely on first choices) saying that we are trying to find the market value of each lot within the group, and that first choices are the only true indication of market value. Several other members disagreed with this contention, saying that first choices were often difficult decisions for the member families, because a number of other choices appealed to them almost as much as their final first choice. One member pointed out that the only way to find out

now if each family set its first choice sharply apart from the rest would be to go around and ask each member family: "Did you have you heart set on your first choice?" The first member who had spoken in favor of System A allowed as how he wouldn't have gone home with his head in a sling if he hadn't gotten his first choice, but that he was pretty eager to get it. Furthermore, this member said that part of his eagerness for his first choice was directly connected with the fact that that particular lot WAS his first choice. Other members felt that this statement rather undercut the original argument in favor of system A. A statement of opinion from a low priority family was sought, as high priority families had been doing most of the talking up to that point. A member spoke up, classifying himself as relatively low priority, in favor of system F, which allows 2nd. and 3rd. choices to enter into the picture. Another member asked, how many lots had first choices? Answer: 12 lots. This was felt to be an argument against system A, which would rate the 9 lots which did not have first choices, equally. Another argument against system A is that under it, a number of families who did not get first choices are paying lots of extra money. It was felt that, as a general consideration, if a family gets its first choice lot, which no other family wanted, the price should be dropped slightly on account of that lot's general undesirability, but that the price should be raised slightly because it was at least one family's first choice.

There was discussion of maximum range in desirability prices. It was pointed out that we had agreed previously to $200 as the maximum price spread; but more recently a $400 maximum was written into the membership agreements. As no one had any further points to raise, it was AGREED: That System F (as described in The Consensus, Vol. V, No. 3A) be adopted as the method of determining desirability pricing.

Committees: Paul began a discussion of committees by mentioning that at the executive committee meeting the previous Thursday, the whole system of committees had been overhauled; some committees had been dropped, some had been added, in hope that a more smoothly functioning whole could be achieved. The results, including names, chairmen (if any), members and functions of each committee were outlined. As much of this appeared in a recent Consensus (VOL. V, No. 3), I shall only mention general discussion about the functions of the committees.

Road Planning Committees, two committees that work together:

A) The Engineering Committee, is concerned with the design of the road, and getting it properly surveyed and staked.

B) The Road Committee, has roughed out road specifications, and has been concerned with the problem of which type of road contract to use.

There are three types of road contract: 1) a State Highway type of contract with careful specifications, or 2) an informal type contract with no rigid specifications, or 3) something in between. At present, this committee hopes for type C, believing

that by following the middle course on contracts, we will be able to insist on the letter of the law in case the workmen try to dump sand in the drainage trench - and that on the other hand we will be able to disregard or modify a specification, in case it proves to be too expensive to carry out.

Other concerns of the road planning committees:

1. Slope limits of cuts and fills.
2. Staking in where the embankment line meets the existing grade line.
3. Horizontal control survey.
4. Replacing lost stakes, or rather, getting them replaced.

Question: is the road level already specified? Answer: No. There was a meeting last Monday night of the road committees, and much of the discussion revolved around this problem. John Harris brought in a road contract (the one for Tabor Hill Rd. in Lincoln), and several members had varied information on costs of removal of fill and depth and cost of trenches. For instance, Art Swanson asked Mr. Olivo (a road contractor), Is there a sharp break in the cost per foot of excavation below a certain depth? Mr. Olivo said said that after 11 ft. there is a sharp rise in cost - partly because the crown of the trench has to be widened in order to excavate below 11 ft. This is a practical problem to consider, since at one point we may have to go down 11 ft. in order to reach gravel, the necessary base for the drainage trench.

Next related question is: Shall we follow previous plans and keep the road close to contours, or shall we allow the general level of the road to be built up about a foot? If we follow the first course, we may find ourselves with an estimated 600 truckloads of fill on our hands. The question is then, can we sell it for a good price? Mr. Olivo says that it is not worth a red cent. Possible aesthetic considerations are about the only objections anyone could think of to following the second course - which would allow us to spread the greater part of the fill around, and would not leave us with the problem of the estimated 600 truck-loads of fill left over. Even if the general level of the road is built up around a foot, we'd still have some fill left over, but this could possibly be used by the members for terraces, etc. (It can't be stored, however, so it is to the advantage of all of us to decide soon whether we have any use for it or not). In any case, the problem of the level of the road is still unresolved.

The Planning Committee: This was originally the Common Land Committee, but its members felt that its scope should be enlarged; hence the Planning Committee came into being.

The Co-op Construction Committee: As implied in the name, efforts to achieve co-operation in building will be the work of this committee.

The Maintenance Committee: Lang Wales evolved this committee, of which at present he and Manny Kramer are members, after spending an evening in a cellar trying to repair the chain saw. Obviously, as BW acquires more equipment, the scope of this committee will grow.

The Legal Committee: Has three members, needs more, to work on the road contract.

Needed: Early Statements from Home-Builders: The sooner people planning to build within a year (or any time) can locate on a map the proposed site of their houses, the better. Paul Loewenstein requested that if at all possible, people should mark the site of their house-to-be on a map the following week-end, and give it to R. Gras. Since we will be putting a water main in at the same time as the road, we also need to know where the water taps should be located for private lines. Installing taps after the water main is in operation costs each individual $75 more than if they are installed when the main is put in. Also, it would be better to avoid digging up the road to service lots that are across the road from the main, so pipes servicing these lots should be installed in the road bed during road construction.

Also, location of house sites, though it shouldn't be considered absolutely binding at this point, would help greatly with questions of whether or not fill is needed for driveways, etc. - and, as stated above, fill can't be stored now for use later.

Tree-Clearing: Great work, of a satisfyingly visible sort, was done on Tuesday, Patriot's Day. About 600 ft. of a 30 ft. swath were cleared of trees, beginning with the Conant Rd. end. Only two people can accomplish a lot of this work, and women and children are extremely valuable in removing branches from the cleared area. - The next week-end, two chain saws would be available, and all were invited to join the crews, headed on Saturday by Paul Loewenstein and on Sunday by Homer Eckhardt.

Financial Report: by the treasurer, Lang Wales. We have at present $12,227.55 in the bank. Assessments of $25 per member family will be coming in. $2,000 more will be forthcoming when the authorized membership is again filled. Ming and Jean Moy will be repaid their financial contribution after the corporation takes in another member family. The corporation owes various sums in repayments and impending bills: $5 to one individual, $150 to outside professional people, and $62.44 to members of BW who bought necessary corporation equipment. Consensus was sought for the last item. It was AGREED: That the corporation pay $62.44 to the individuals who bought and paid for corporation equipment.

Authorized Membership: It was AGREED: That the authorized membership of Brown's Wood, Incorporated, be twenty-one (21) families.

Officers Sworn In: The Clerk and the Secretary were duly sworn to the faithful performance of their respective duties.

Road Names: It was stated that since we will soon be constructing a road, we ought to have a name for it. Suggestions for road names are wanted. Send your suggestions (in block print on a two cent postcard - to avoid notoriety) to Mrs. Ranulf Gras, 471 Conant Rd., Weston, Mass.

Surveying Equipment: Someone asked about the status of available surveying equipment. We own, at present, a 200 ft. tape, a 10 ft. target rod given to us by Prof. Shea. We do not own a transit; we borrow two transits regularly. The members were asked to think about buying a transit. It could be turned in at 50% of the purchase price at least, even after two or three years of use. Japanese transits can be bought quite inexpensively, or we could rent one. In any case, we certainly will have lots of use for a transit, either bought or rented, in the months ahead, as all of us will need a careful survey of our house sites, as well as careful setting of drainage fields and driveways. The question of whether to buy or rent a transit was left open. Art Swanson suggested that we might want to buy 5 ft. lengths of half-inch rod - to help us locate ledge.

New Members Wanted: One member spoke strongly in favor of taking in two more member families as soon as possible - so that the new members could share the fun of belonging to Brown's Wood in the development stage. Advertising in a newspaper was suggested. Other members mentioned that we have interested families on the "waiting list" already. At this point, Dave Freeman introduced his friend, Tom Frank. as an interested observer of Brown's Wood. Mr. Frank said that he hoped to come frequently to future meetings to become better acquainted with the group - and also, to allow the group to become better acquainted with him and his family.

Meeting adjourned at 10:10.

Architects: Just after the meeting adjourned, Homer Eckhardt mentioned the names of an architect, Ronald Gourley, and an architectural firm, Obese and Wood. Homer recommended Mr. Gourley as particularly good at design. Mr. Gourley would be happy to hear from anyone who wants to talk to another architect; so would the firm of Obese and Wood.

BROWN'S WOOD DIRECTORY

4/28/55

Daly, Dick and Genny	126 Rowe St. Auburndale	BI4-5547
"	National Co., Inc.,	ME4-4566
	34 Essex St., Melrose	
Eckhardt, Homer and Mary	234 Lakeview Ave., Cambridge	EL4-4999
"	MIT Ex. 2626	UN4-6900
Freeman, David and Connie	25 Queensberry St., Boston	CO6-4039
"	Boston Psycopathic Hosp.	LO6-4900
	74 Fenwood Rd., Roxbury	
Gras, Ranny and Ann	471 Conant Rd., Weston	WA5-6007
"	MIT Ex. 3551	UN4-6900
Grover, Stuart and Gunny	179 Burlington St., Woburn	WO2-3682 R
"	WXHR, 439 Concord Ave., Camb.	KI7-7751
Harris, John and Naomi	1000 Concord Tnpk., Lexington	C69-8672 ~~LI6-0663~~
"	Lincoln Lab Ext. 291	LE9-3370
Healy, Ed and Helen	6 Ashton Place, Cambridge	KI7-8293
"	Dewey and Almy	
	42 Whittemore Ave., Camb.	TR6-1400
Horn, Hap and Ginny	65 Laurie Ave., W. Roxbury	FA3-1330
"	Electronics Corp. Ext. 19	UN4-5710
Kramer, Manny and Ruth	5 Saran Ave., Bedford	CR4-7450 ~~LE9-4038 M~~
"	MIT Ext 3584	UN4-6900
Loewenstein, Paul and Sophie	2 Potter Pk., Cambridge	VO2-0865 TR6-4092
"	Nuclear Metals, Inc.	UN4-5200
Meyer, Jim and Carol	Box 142 Bedford Rd., Lincoln	WA5-2543-W ~~LI6-0601 R~~
	(After May 1, ~~Homer~~ 484 CONCORD Rd., Weston)	
"	Lincoln Lab Ext. 415	LE9-3370
Morgan, Dick and Molly	31 Church St., Winchester	WI6-1373 W
"	MIT Ext. 710	UN4-6900
Mura, Ronald and Phyllis	30 Fidelis Way, Brighton	AL4-8520
"	New Eng. Tel. and Tel.	CA7-9950
Novak, Kal and Nell	1 Channing Place, Cambridge	UN4-4661
"	Longy School of Music	TR6-0956
Polumbaum, Ted and Nyna	123 Norwood Ave., Newtonville	BI4-7043
Ritson, David and Edda	38 Pierce Rd., Watertown	WA4-7343
"	MIT Ext. 2396	UN4-6900
Swanson, Art and Joan	1880 Commonwealth Ave., Bos.	LO6-7719
"	Natl. Research Corp.	LA7-7332

Mr. and Mrs. R. L. Wales
9 Fayette Rd.
Bedford
Mass.

Brown's Wood Directory -2- 4/28/55

Van Rennes, Al and Mae
P.O. Box 246, Weston
MIT, Ext. 614
EL8-4875
UN4-6900
CR4-7682
~~LE9-1901 J~~

Wales, Lang and Ruth
9 Fayette Rd., Bedford
MIT Ext. 3537
UN4-6900

THE CONSENSUS

VOL. V, No. 5 May 2, 1955

BUILDING ISSUE

- -

SUMMARY OF PLANS FOR HOUSE CONSTRUCTION

E. H. 4/30/55

Plan	Est. Cost, "$15,000" House	Possible Drawbacks or Problems	Probable Advantages
A: Stock Plan (Modified by Genl. Contr.)	($30-200)		
1) Genl. Contr. (Indiv. contracts)	$15030-15200	Choice of Plans	Time-saving
2) " " (Group contracts)	$13530-13730		Savings, time-saving
B: Owner's Plan (Detailed by arch.)	($100-650)		
1) Genl. Contr. (Indiv. contracts)	$15100-15650		
2) " " (Group contracts)	$13600-14150		Savings
3) No Genl. Contr. (Indiv. subs, owner supervision)	$13100-13650	Time, headaches	Savings
4) " " " (Group subs, owner supervision)	Less than (3)	" coordinat.	Savings
5) " " " (Group subs, hired supervision)	$13400-13950		Savings
C: Architect Custom Plan	($1500)		
1) Genl. Contr. (Indiv. Contr.)	$16500	Cost	Design
2) " " (Group Contr.)	$15000		"
3) No Genl. Contr. (Indiv. subs, owner supervision)	$13500	Time, headaches	Savings, design
4) " " " (Group subs, owner supervision)	Less than (3)	" and coordinat.	Savings, design
5) " " " (Group subs, hired supervision)	$13800		Savings, design
6) " " " (Indiv. subs, arch. supervision)	$13500		Savings, design
7) " " " (Group subs, arch. supervision)	Less than (6)		Savings, design

Discussion of Summary of House Construction Plans:

By Ed Healy

In the accompanying table of Plans for House Construction, an attempt has been made to help members who have been as confused as I have, by arranging in a si ple chart the seemingly countless schemes for getting a house built. I have included all ideas which seemed practical for most of us. Various refinements of the plans shown can be fitted into the pattern without much difficulty.

The "$15,000" house, given as a basis for approximate cost comparisons, is meant to be one which a contractor would build for speculation, and offer for sale at $15,000. (This is a unique house - it has no land). It is assumed that the contractor included in this price a 10% profit and a 5% contingency fee (which of course he didn't use), so that the "real" cost of the house was $13,000. The other costs in the table are based on this figure.

Many assumptions are made in the calculations, and if it weren't undignified, some of the estimates might better be called guesses. (The estimates are based on figures in books, on discussions with other members, and on discussions with architects. That explains a lot).

Contractors, as indicated above, are assumed to make a 10% profit plus a 5% contingency fee. (In the case of your own house, and no contractor, any contingencies are covered by you, of course). Stock plans are figured at $7.50 to $50 each (four copies). The fee for detailing of an owner's plans by an architect would vary greatly, depending on the amount of actual planning and calculating the owner had done. (The top figure, $650, is actually 5% of the $13000 basic cost, and represents the usual architect's fee for drawing up working plans). The full architect's fee is calculated at 10% of the finished cost of the house, or $1500.

The savings to be made by letting out contracts for several (4 or more) houses at a time, to one contractor, have been estimated by one architect to be 10-15% of the "one-house" bids. Other architects have been less certain, although they agree some savings are probable. In the chart, savings on group contracts (not sub-contracts) have been calculated at 10%, and this may be optimistic.

Elimination of the general contractor seems a tempting way to save money, and one architect felt that with some advice (or some extra supervision) from the architect, a group of owners might well do without him. It may be that this extra attention from the architect would not cost extra, but would be given to a group using one architect at his regular price.

Another architect, on the other hand, felt that the contractor was expensive but very, very valuable. This gentleman (the architect) even expressed the view that competitive bids were not the best way to get a house built, - he felt that the contractor should be selected well in advance (on the basis of dependability, reasonableness, co-operation, etc.) so that he could work with the architect in the early stages of planning, and so help in cost reduction with his knowledge of current prices, etc.

The same architect, however, showed considerable enthusiasm for a group hiring an outside supervisor, - a "clerk of the works" such as is used on all large construction jobs. This supervisor would (unlike a contractor, who wouldn't be used) be a representative of the owners, and would perform the supervisory functions of the contractor. He would not let contracts or handle money, but would handle the timing of subcontractors' work, delivery of materials, etc. The architect felt such a man would be easily available through local architects, and would cost about $500 per month. The costs in the chart are based on this figure, and on five owners using one such clerk for the same three months.

The problems associated with doing your own supervision seem to be time (time off from work to be on the site when needed), co-ordination (of delivery of materials, and of jobs), and of headaches (headaches).

On doing-it-yourself, about the only things all architects seem to agree on is that the immediate living area should be pretty well finished before you move in, and that anybody can paint. *

The use of group sub-contractors, like the do-it-yourself plan, offers savings of unknown (to me) magnitude. The purchase of materials to be used by sub-contractors is also promising, but the purchase of some items at real discounts by other that a bonafide contractor apparently offers some difficulties. (The use of Sears' fixtures, etc., was suggested as an alternative).

*(Note: The influence of doing-it-yourself on house costs could not of course be included in the comprehensive chart on page 1, since there is infinite variation. One architect's estimate of savings through owner-labor may be found in The Consensus, VOL. II, No. 7, April 14, 1954, page 4. - It might be noted that owner-labor of any but the finish (paint, tile, etc.) type is very hard to fit in with the work of a general contractor. If you want to do your own wiring, you'd get along better with a group of subs, who are somewhat more flexible. ED)

* * * * * * *

ARCHITECTS

Here is a brief survey of architects who have had some degree of contact with Brown's Wood.

Barry Benepe: As far as we know, Barry is out of touch at present.

William Krokyn, 7 Gloucester St., Boston, KE6-3168. Met with group (The Consensus, Vol. II, No. 7) and with several individual families. Could work on several houses at once. Interested families: Morgans, maybe others. - Very interested in seeing BW members do group contracting, would like to help.

Survey of Architects, Cont.:

Henry Hoover; Lincoln, LI6-0468: Met with group (The Consensus, VOL. III, No. 1). Limited time, unable to work on more than one house or so. Well known in Lincoln.

Dick Hamilton: Met with group (same reference as above). Has no office, so would use facilities of other architect (Ronald Gourley was mentioned). Works with Bemis foundation at MIT, has a lot of experience with new materials, special problems, solar designs, etc.

Pierce (of Compton and Pierce): Due to the tragic death of his partner, Dan Compton, Mr. Pierce is overloaded already with work, but may be able to make some time available. And there are stock plans available. Interested family: the Grovers. The two architects talked to the group at a special meeting at Peacock Farms (The Consensus, VOL. III, No. 4).

Jan Reiner, 1 Gloucester St., Boston, CO7-6749: Talked with the group, gave much useful advice, but the record of that meeting is still unpublished, I am sorry to say. Offered lower fees than usual, and seemed optimistic about savings through owner labour and contracting. Would like to do several houses at once, and would lower fees still further as an inducement. (Many families visited a house of his design, in Lexington).

The Architects Collaborative, 96 Mt. Auburn St., Cambridge, UN4-9491: Talked with group, talk is still on tape recording, and unpublished. Not overly optimistic about savings by various schemes, but can offer wide variety of stock plans with supervision, as well as usual custom design. - Conducted tour of two Five Fields houses and one Six Moon Hill house, late summer '54, was attended by most of group.

Arthur Brooks: 84 Raymond St., Cambridge, KI7-4394: Talked with some of group, at a special meeting (no record available) and showed at least two houses (one in Weston, one in Groton) to several families. Willing and able to do four houses at once. Encourages owner contracting and group-owner-contracting, willing to give assistance in this matter. Interested families: Loewensteins, Freemans; two or three others still considering.

Ronald Gourley: 1 Frost Terrace, Cambridge, UN4-5066. Has talked with a few families recently; designed the Mar house, shown to the group last year by Dick Hamilton. Approaches economic construction through the medium of less expensive materials used with imagination. Willing and able to do a few houses at once. Interested families, the Eckhardts, maybe others.

Harvey Spigel: Residence, the state of Maine, but able to make frequent trips to this area. Has talked with the group at a recent meeting of home-builders. Lower than average fee. Studied with Frank Lloyd Wright. Interested families: Wales (definitely - work has already begun) Kramer, maybe others.

Survey of Architects Cont.

Other Architects: In addition to the above list, several architects at various times have expressed an interest in working with a group such as Brown's Wood.

Obes and Wood, 83 Newbury St., KE6-4088. Recommended by Homer Eckhardt.

Huson Jackson: Very well known in the New York area, Mr. Jackson teaches at the Harvard School of Design; since this requires spending a few days a week in this area, he would like to build up a designing practice here. Long experience in economical construction of contemporary homes, for speculative builders. - Recommended by Norman Hoberman, who studies in the school.

Sileski: Considered by all the students to be the finest instructor at the Harvard School of Design, because of his design ideas. Has no office of his own, but could work out an arrangement. - Most highly recommended by Norman Hoberman.

Incidentally, Norman Hoberman would much appreciate a chance to help any member of BW in any way possible, with advice, suggestions, wprk, anything.

Doubtless some names have been left out of this collection. If any readers wish to make special note of anyone else, please let the Editor know. Thank you.

* * *

Changed Exchanges: While your brand-new directories are still findable, you can make the following changes:

Harris, Clearwater9-8672 Kramer, Crestview 4-7450

Meyer, Waltham 5-2543 W Wales, Crestview 4-7682
484 Concord Rd., Weston

* * *

The Law on Saws: Some difficulty having been encountered when Sunday sleepers were awakened at 9:00 AM by the murmur of a pair of lusty chain saws, the town of Lincoln has asked that axes be substituted - on Sundays. This puts a premium on weekday sawing. If the waw is put to efficient use on Saturdays and perhaps after 5 on weekdays, there will be plenty of work to keep everyone busy on Sundays. (Those interested in working after 5 must remember the rule of two members present at all times).
In spite of these little things, great progress has been made, with over half of the road length cleared already.

Ranulf W. Gras
471 Conant Rd.
Weston, Mass.

BOSTON, MASS.
MAY 3
12 30 AM
1955

HELP GOODWILL INDUSTRIES
HELP THE HANDICAPPED

Mr. and Mrs. R. L. Wales
9 Fayette Rd.
Bedford
Mass.

THE CONSENSUS

VOL. V, No. 6 May 11, 1955

MEETING OF MAY 5:

Report by Molly Morgan,
Clerk, Brown's Wood Inc.

A meeting of BW was held on May 5, 1955 at MIT in Rm. 10-280. Present were : Genny Daly, Mary Eckhardt, David Freeman, Ranny and Ann Gras, Stuart Grover, John Harris, Ed Healy, Manny Kramer, Paul Loewenstein, Dick and Molly Morgan, Nyna Polumbaum, David Ritson , Art and Joan Swanson and Lang Wales, and Norman Herz as an interested observer. (Several of the members counted present arrived towards the end of the meeting, which began at 8:30).

Easements: Ranny Gras began this discussion by stating that the executive committee had considered the problem of price policy on easements at its last meeting. Ranny also explained some of the legal ramifications of the two easements in BW, which are, respectively between Lots 5 and 6 and Lots 13 and 14. He said that the town could build a road on either or both of these easements at any time, but that there is a much greater chance of the town's deciding to build a road betwen 5 and 6 than 13 and 14. The owner of the land through which the easement passes can use the land covered by the easement - even to the extent of building a house on it. However, the town can take over the easement at any time and tear down the house if it gets in the way of road building. In general, until the town takes over an easement, the town requires the owner to pay taxes on the land covered by the easement. After the town takes over the easement, the owner is no longer required to pay taxes on it. The question was raised; who should pay for land covered by easements, owners of Lots 5, 6, 13 and 14, or the corporation? It was AGREED: That the corporation should pay for land covered by easements. FURTHER, that with the exception of a strip of land down by the Bronson and Browning properties - part of the easement on Lot 14 - lot owners through whose lots easements go should pay taxes on the easements. FURTHER, that pending approval f om the lawyers, provision be made in the deed of Lot 14 for a foot-path to be used by the corporation.

Transits: Should we buy a transit? We will have jobs for a transit in the near future, such as: 1. house locations, 2. topographic maps of lots, 3. drainage field locations. The transits we have been borrowing in the past will not be readily available in a little while. It was AGREED: That the corporation allocate $555 from its development fund for the purchase of a transit and that Lang Wales be in charge of purchasing a transit . FURTHER, that the corporation allocate $50 from its maintenance fund for the maintenance of surveying equipment.

Fire Protection: The value of a corporation-owned sprayer was discussed, as possible fire protection. (And also for killing poison ivy and bugs). Buckets, painted white and kept filled with water, were also considered for fire control. It was AGREED: That Ed Healy be made chairman of the Fire Protection Committee, and that we wait for a report from him on the most efficient methods and equipment for fighting fire. FURTHER, $20 was allocated for the purchase of any equipment Ed Healy might consider necessary.

Common "House": There was some discussion on many various aspects of this matter, which a recent meeting of the Planning Committee had considered along with Fire Protection, Safety, Playground Equipment, etc.

Reasons for putting building on Lot 21:

1. Lot 21 is closer to a main road than Lot 6
2. Lot 21 would be a good place for a parking area.

Uses for a Common "House" (in immediate future)

1. Tool storage during building
2. Feeding centre for children
3. Place for a chemical toilet
4. Clearing house for information
5. Storage of fire protection and first a id equipment
6. Storage of playground equipment

Uses for the same building later:

1. On Lot 21, could serve as shelter, locker and storage building for those using ball-field.
2. Or, could be moved to Lot 6 to serve as kitchen or other adjunct to main Community House.

Possible size of building:

1. 10 x 10 ft. (crowded but movable)
2. 10 x 20 ft. (less crowded, still movable, small for storage of materials).
3. 20 x 30 ft. (Many uses, hard to move, more expensive)

Possible construction of building:

1. Log Cabin
2. Hodgson's pre-fab panels

Nothing definite was decided about a common house. The above suggestions are only suggestions.

Other Equipment: BW will be wanting to burn some trash, but must first learn the town laws. If legal, a 50 gallon drum with the top taken off for burning trash can and will be supplied by Art Swanson.

It was AGREED: That $30 be allocated for swing, fence and other playground materials, to be purchased by the planning committee (Stuart Grover, chairman).

Also AGREED: That $25 for a first-aid kit be made avilable for the Safety Committee, (David Freeman, chairman).

Clerk-of-the-Works: Nyna Polumbaum knows of a good man for this job. He is highly recommended by all to whom she has talked. She reports that he (George Faxon) said that $500/mo. would be a fair salary for the job during the first two months of construction of a group of houses - but that $500 would be too much after the first few months. (See notice of a meeting scheduled with Mr. Faxon, end of newsletter. ED)

Fill: We have to have a decision on whether or not to raise the level of the road before we can obtain bids. Some people feel that spreading the fill over the road and thus raising its level as much as a foot and a half would spoil the appearance of the road; others feel that the appearance of the road is to be weighed against the possible expense (two or three thousand was suggested as a rough estimate of possible cost) of carting away all the fill. This important question has not yet been settled. (Note: recent calculations indicate that all but 2,000 cu. yds. can be spread around the road without too horrible an effect. The rest could probably be distributed on Lots 21 and 6. Lot 20 is the most adversely affected lot by the change in road level. ED)

New Members: What shall be the policy of accepting new members for the two vacancies in the membership? We are aware of three families who have expressed an interest in the group and who have come to meetings often and recently. There has been an inadvertant discrepancy in information given out about the availability of membership applications. In any case, advertising for more interested families seems unnecessary, at present. Taking these factors into consideration, it was AGREED: That applications for new members be accepted up to and including June 2, and that order of submission of application is to be considered as strongly indicative, in cases of choice.

Surveying Job to be Done: The "Bernson Piece" still is not completely surveyed. Realistic house-building plans of a member family are being delayed by the group's failure to complete the job of surveying. A member of the executive committee has recently taken it upon himself to see that the work is accomplished.

Friendly Suggestion: Norman Herz doesn't see why BW doesn't use a plane table for field surveying. He says it saves a lot of work, and that the US government finds it a sufficiently accurate method of procedure.

Another meeting was scheduled for the next Thursday, May 12. The meeting adjourned at 10:40 PM.

LETTER TO THE EDITOR:

Dear Madam:

... Congratulations and thanks for the first bonus issue on building. ... Mr. Healy performed an admirable service to the group by organizing the admittedly contradictory thoughts of many people into an eminently readable form.

I thought you might be interested to know that I have acquired some information shich is complementary to that contained in the special issue. Walt Pierce showed me a history of one of his recent clients. It showed that custom architectural services can be had for less than 8% of house cost; in this case a $15,000 house was given the regular treatment for under $1,100. With the Compton and Pierce system, a client who can produce his own topo map, move ahead decisively in the rough planning stage, and accept a contractor who is reliable enough not to require excessive supervision under rigid spec's can save $300 or more on (the design fee for) a $15,000 house. The saving is gained by employing the architect at an hourly rate. Those that anticipate struggle might well be advised, however, to use the 10% system.

A faithful reader,

Stuart Grover.

(Friends, be advised. ED.)

* * *

THE FIRE:

An episode took place on Saturday which tempts exaggerated reporting and comic comments. We stoutly resist temptation and report the facts in all seriousness, more or less as we heard them.

Saturday there were delivered to the land a number of glass gallon jugs, filled with water and capped. Although not labelled, they were for the purpose of providing emergency fire protection in case of small blazes. They were distributed at intervals along the road and in often used areas.

Later, having been occupied in the woods, Stuart Grover approached the "parking area" and discovered a sizable area of ground cover in flames. The fire was already beyond the quenching power of a few gallon jugs, and the Minx sat helplessly in the midst. Stuart jumped in, turned on the horn to get the attention of Lang and any others nearby, and drove off towards the nearest house, Mr. Johnson's. Mr. Johnson heard the commotion, looked over, saw the fire, called the fire dept., ~~brought~~ handed out a broom to Stuart (in good condition) ~~and joined~~ Stuart ~~and~~ rel. brought fire with gallings Lang ~~in controlling~~ off, and helped the fire as best they could. The fire dept. arrived in five (5) minutes, sprayed the area (with water) and put an end to all the excitement.

The next step was to look for a carelessly tossed cigarette an incendiary bomb, or an arsonist. Members of the fire dept.

soon found the culprit, looking very innocent and still sitting at the most upwind point of the blackened expanse. It was a jug of water.

The jug, apparently, gathered a broad beam of sunlight, focused it in a sharp hot point in a nest of dry leaves, and waited patiently.

In the future, jugs will be placed on large rocks and in the shade. The focal point of a full jug is about four inches outside the wall. Empty jugs may be different.

* * *

BEAUTY TREATMENT FOR WOODLAND:

This may be an unfortunate location for such a notice, but Ranny has observed a piece of woods made exceptionally inviting by the process of controlled burning of underbrush. The blackness has given way to an even carpet of rich green which would doubtless be much pleasanter to tread than Brown's Wood's brambles. The spot is visible just North of Trapelo Rd. near one of the hospitals. (Of course such controlled burning would not want to harm the lady slippers, mountain laurel, arbutus, blueberries, ferns, checkerberries, etc., but we could get rid of all the nasty stuff).

* * *

FOUND - AT GRASES:

One plastic raincoat. One slide rule, in black case. One small boy's wool blue check eton cap. One gauze diaper belonging to Barbara Horn. One pre-fold diaper belonging to Julia Freeman. One quart thermos belonging to Paul Loewenstein. No plumb bobs.

* * *

TOT-LOT:

Work has already begun on this project. The area to be used has been defined by a crude fence, soon to be replaced by Sears' best. A path from the main community road has been cleared for toddlers. The ground is being cleaned of leaves, roots, etc. Part of the plan is for parents to donate weatherproof playthings, boards, boxes. With a swing or two added, and perhaps a sand-box, there will be a fine place to deposit small ones (in someone's care) while going about your business.

* * *

SAFETY:

This committee has spread fire-water jugs around (see above). And a first aid kit with manual is already purchased. It is kept at the Gras house and should be taken to the land with the tools each workday. - The committe is also investigating poisonous plants and berries, and will give a safety lecture in the near future.

NOTICES:

A bulletin - message board has been installed at the parking area. Please read it, heed it, and feed it. And, says the initiator of this project, "Keep it Clean!"

* * *

SPECIAL MEETINGS:

The Polumbaums have been kind enough to devote two nights of next week to having meetings at their house.

Monday, May 16, George Faxon will meet with families interested in group contracting with a clerk-of-the-works system. He is intelligent, experienced, and scrupulously honest, and very interested in the co-op contracting idea.

Wednesday, May 18, Barny Berliner will talk to families interested in his architectural ideas. Barny has been acquainted with Brown's Wood for a long time, having attended a few of the very first meetings. The Polumbaums are personally very interested in working with him.

For more information call Nyna and Ted, BI4-7043.

* * *

INDEX:

The index accompanying this issue was very helpfully drawn up by the Grover family. It has already proved valuable to the Executive Committee and doubtless will to individual members. We welcome suggestions as to the frequency of future ones - every volume, every other one? It depends somewhat on who is going to produce them, I guess. We hope the Grovers are still willing.

THE CONSENSUS

VOL. V, No. 7 May 16, 1955

NEXT GENERAL MEETING:

There will be a general meeting of Brown's Wood, Incorporated, on Thursday, May 19, in Rm. 10-280, MIT. There will be reports by the engineering committee on contract forms and discussions with a landscape architect; the planning committee will present a plan for the development of Lot 21.

ROAD NAME:

The following road names have been suggested: , , , and .

PURCHASE AND SALE AGREEMENTS:

Mutual faith and trust is all very well, but somebody's going to have to do some explaining if half of these darned agreements are signed and half aren't. Those who have them at home, please remember to return them, those who haven't even seen one yet, please ask for yours. Thank you.

GENERAL MEETING, MAY 12:

A meeting of Brown's Wood, Incorporated, was held on Thursday, May 12, in Rm. 10-280, MIT. Present for varying intervals of time were: Mary Eckhardt, Ranny and Ann Gras, Stuart Grover, John and Naomi Harris, Helen Healy, Paul Loewenstein, Phyllis Mura, Ted Polumbaum, Dave Ritson, Art and Joan Swanson, Al Van Rennes and Ruth Wales, and Barny Berliner as an interested observer.

Transit: No cheap transits were available, investigation had shown. (Lang therefor plans to buy one of the new Japanese ones, for $555 with a 50% two-year trade-in guarantee, before this next week-end.)

Common "House": The next matter brought up was the common building discussed at the previous meeting, when such things as location, use and construction were considered. One member said the discussion and report seemed to assume a previous group agreement that such a building should, could, and would be erected at this time. He did not remember any such agreement, and he felt that families building this season would have other uses for their time and money, and other places to do their child-feeding, etc. - Actually, the building was thought of as especially benefiting early builders, and it seemed to some that after half the homes had been built, more than half the value of the common building

would be meaningless. It's primary purpose is to be a headquarters and convenience for those visiting the land regularly and frequently at a time when there are no other buildings extant. - The thing being considered now is not the large, expensive, multi-purpose common house, which admittedly will have to wait until most or all families are already living in the community. - Anyway, it should not be taken for granted that anything will be built now, until much more investigation has been done regarding expense and time required for erection. - Agreed.

New Members: At the previous meeting, it was agreed that families wishing to apply for membership, especially the three showing the most and latest interest, should be given the go-ahead signal. Why then were there no applications recieved? - Some members felt the matter hadn't really been settled at the previous meeting, others felt it had at least been established that application forms were available for any and all. - After some discussion, it was AGREED: That all families who could reasonably be expected to be interested in joining Brown's Wood be notified that two vacancies exist, and that membership applications are available. It was not expected that this would bring about an avalanche of applications. On the other hand, if not even two are received by June, it would behoove the group to do some more word-spreading.

Road: Calendar-watchers were reassured by an announcement that the Engineering Committee had made an appointment with the lawyers for Wednesday the 18th., to draw up a road contract, which would probably have to be revised and polished before considered final.

There was now a review of the road level vs. fill case. The 3-D map was displayed, with a superimposed model of the most critical stretch of road (at the corners of Lots 19 and 20). This showed the road as it would have to be to use up all but about 2,000 cu. yds. of excess fill. The road level at the Southwest corner of Lot 20 was 7' above natural grade.

Alternatives: 1) Return the road level to the previous state, being 6' above natural grade in the same spot, and producing 4,000 more cu. yds. of fill, or a total of 6,000. Try to sell the fill for cost, or dump it to level 21's ball-field area and an area on Lot 6, or fill on Lot 19, or resign ourselves to paying for trucking away the fill. 2) Raise the road another 6" since it wouldn't even be noticed on top of 7', and thus get rid of all the excess fill. (This straw on the back wouldn't even be feasible, apparently). 3) Do whatever is necessary to get rid of all the fill we can afford to, preferably more than the 6,000 cu. yds, reducing the road level near Lot 20 to something more normal in appearance.

Re this last suggestion, the Engineering Committee pointed out that to lower that stretch of road below 6' would spoil the intersection completely unless other large stretches of the road were drastically cut to merge with the lowered surface. This

would be very injurious to several lots, and it would produce a lot more excess fill in the process.

It was finally suggested that a professional's advice be sought, and the suggestion was seized with alacrity. After considering the relative advantages of road designers and road builders, it was pointed out that Alan McClennan was familiar with Brown's Wood, with Lincoln ways, and with road design. It was therefor AGREED: That Mr. McClennan be approached to obtain his consulting services, unless he felt unable or unwilling to accept, in which case the Engineering Committee should get from him a recommendation for someone who could do it. A retaining fee of $100 was allocated for these services.

(It proved later that Mr. McClennan did feel unwilling to accept the job. He suggested Ranny contact one of two landscape architects. One of these, Sidney Shurcliff, suggested one of his assistants would be available very soon, at a rate of $8 per hour. Presumably a meeting with this gentleman will be held before Thursday's meeting.)

Lot 21: For the record, it was AGREED: That a ball field be cleared and levelled on Lot 21 while the road building equipment is on hand. It was not decided whether the levelling would be done by piling excess fill on the low corner, or by scraping some of the high spots off onto the low spots, or in which back corner the field should be. The Planning Committee was asked to draw up a plan for that lot so that necessary work could be approved and included in the road contract.

Lot 6: There was considerable discussion about leaving a pond on Lot 6. The suggestion was that the lower, Northern wet spot be filled and/or drained to provide a grassy park-like area for small children to run, and that the higher, Southern wet spot be enlarged into a pond.

Pros and Cons: 1) It would be pretty, even if it weren't pure and potable. - Or it might be a real mud-hole. 2) It would be a grand place for the kids to sail their boats, and a fine skating rink in winter. - Or wouldn't it be a safety-hazard, an "attractive nuisance"?. - On the contrary, it would be a training ground; children playing there would be small and under constant supervision; under supervision, they would learn the safety rules that would protect them when they were older and independent and started venturing off to such menacing spots as Hunsaker's lake or Dean's river.

No decision was reached, and it was decided to ask the landscape architect's advice on this subject too (or rather, Mr. McClennan's).

After signing up for week-end work, the meeting was adjourned.

ROAD DISCUSSION, MAY 15:

The Engineering Committee (Ranny Gras and Lang Wales), Manny Kramer and Dick Daly met at the Gras house Sunday evening to discuss the road problem, especially as it affected the Daly lot, No. 20.

Dick felt that the difference between 6' and 7' was less material than the cost to the corporation of trucking 4,000 cu. yds. of fill. He did want to avoid a drainage flood onto his lot, and erosion of road banks resulting in a gravel bank laid bare in all its raw ugliness.

It seemed that if care were taken to preserve trees, a lot of fill could be used to fair the bank slope gently into the natural ground slope, and that the corporation could well afford any expense in doing this and in loaming and seeding over the fill. It was decided to ask the landscape architect how best to achieve an aesthetically pleasing effect, and the Dalys could either use or ignore the advice.

Dick thought this was perhaps too much privilege, having their lot tailored to order, but he was persuaded that in the first place nobody else's lot was being so abused, and in the second place it wouldn't cost any more to fix Lot 20 up the way the Dalys want it than any other way.

* * *

The following useful information was obtained by Ed Healy from the Cambridge Savings Bank:

CONSTRUCTION MORTGAGE PAYMENTS:

First - When the said mortgage shall become and constitute a good and sufficient first mortgage, satisfactory to the party of the first part, when the cellar is dug, foundation is completed, and the sill and first floor is laid - 10%

Second - When the building is boarded in, roof tight, and the chimneys are built - - - - - 15%

Third - When the building is finished on the outside, sewer and water connections are in, windows in, wired for electricity, rough plumbing and heating completed, studded off, lathed, and plastering completed - - 30%

Fourth - When all interior work including windows, floors, and doors and stairs is completed, hardware in place, primed inside, and primed outside, plumbing fixtures and heating fixtures are on the premises - - - - 20%

Fifth - When the building is fully completed and ready for occupancy in accordance with plans and specifications and the grounds are graded - - - - - - 15%

Sixth - Forty-one days after the building is completed, providing no mechanic's liens are filed against the property - - - - - - - - - 10%

100%

Draft No. 1 5/19/55

Short Form Contract

AGREEMENT

Between

Brown's Wood, Inc., of Boston, Mass., Developer

and _____ Contractor

In consideration of to be paid the contractor by the developer, the contractor agrees to do the following work according to the description and specifications below:

General Description of Work

To build roads leading between and from Conant Road and Weston Road in Loncoln, Mass. according to the requirements of the Lincoln Planning Board, and to lay an 8" water pipe together with the necessary gates, hydrants, etc. in accordance with the requirements of the Lincoln Water Board and to attach thereto service taps and shutoffs as shown on the plan. The work to conform to the lines and grades as shown on a plan and profile by Ranulf W. Gras dated February 8, 1955 and signed by the Lincoln Planning Board.

Specifications For Various Items

Item 1. Clearing and grubbing, removal or protection of trees. The contractor shall do all clearing and grubbing necessary except that existing trees in the fill bank area shall not be removed.

Designated trees shall be protected by wells constructed of fieldstone from the road excavation according to the typical design in the plans.

All stumps and debris shall be removed from the premises. Pile all trees at the edges of the road.

Item 2. Subgrading

Before starting general excavation, all topsoil to its normal depth shall be removed. Suitable loam shall be stockpiled as directed for future use on side slopes. No loam shall be removed from premises.

Do all cutting andfilling, backfilling and grading required to bring the road to subgrade as follows: road and shoulders 12" below finish grade.

The fill down to 18" below finish grade shall be free of rocks larger than 8" in greatest dimension. Blocks of masonry, rocks, but no debris, may be used in fills below the 18" level if well distributed and all voids completely filled with fines. No frozen materials shall be used as backfill. Any additional fill can be taken from the premises at locations designated by the owner.

First Draft 5/19/55

AGREEMENT

Item 3. Construction of Road and Shoulders
On a prepared subgrade shall be constructed a road consisting of bank run gravel with binding qualities, thoroughly compacted to a minimum thickness of 12" over a width of 20'. Shoulders shall be 2 ft. in. width consisting of gravel compacted to a thickness of 12". Slopes shall be ~~xx~~ covered with loam from the site where available.

Item 4. Oiling
The surface shall be treated with not less than 1/2 gallon of oil per square yard and a second coat of oil not less than 1/3 gal. per square yard in not less than 30 days.

Item 5. Drainage
Excavate trench 2 ft. in width to a depth as shown on the profile and not less than 4 ft. below original grade and not less than 6 ft. below final grade. Fill trench with bank run gravel free of clay or loam, and roll to grade.

Open joint 6" tile pipe shall be laid as indicated on the plan.

Twelve inch reenforced concrete pipe cross drains with drop inlet catch basins shall be installed as shown.

Gravel under the drop inlets shall be laid in 6" layers and tamped for a distance of 5 ft. of either side of the drop inlets.

Item 6. Excavation for Trench, Furnishing and Laying Pipe
Furnish and lay, Johns-Manville 8" Transite pipe, to the lines and grades furnished by the engineer, and in accordance with the directions of the Lincoln Water Board and their Superintendant. This includes excavation, connection to the town main in Trapelo Road, including supplying tapping sleeve and gate; backfilling after approval by the Water Board representative, and chlorination, if required.

The contractor will also supply and install hydrants with gates, 8" main gates, one 8"tee for the last hydrant on the line, all as located by the engineer. All work and materials to meet the requirements of the Water Dept. Length of pipe, approximately 2000 ft.

The contractor will also supply and install 23 taps and shutoffs at locations shown on the plans.

Item 7. Blasting
Ledge in the trench shall be removed at an additional cost of $ per cubic yard. Surface ledge shall be removed for $ per cubic yard. Boulders over 1/2 cubic yard in the trench shall be considered ledge; on the surface, boulders over 1 cubic yard.

Item 8. Removal of Trees, Brush, Stumps and ~~Debris~~ Debris
Removal of all above items except trees, as well as any trash or rubbish resulting from work done under this agreement. The site shall be left neat and clean.

First Draft 5/19/55

AGREEMENT

Lines and Grades

The engineer for the developer will furnish the lines and grades.

Disputes

Any question arising as to the interpretation of this agreement or as to the manner of conductin the work shall be settled by the engineer and his decision shall be final.

Liability ~~mk~~ for Accidents

The contractor agrees to hold the owner and Modern Colonial Homes, Inc. harmless from all liability costs, damage or expenses arising out of or in connection with any injury to any person employed on the work ~~mkx~~ or otherwise, and from any injury to any property of others. He will also protect by lights or barriers or both any hazardous conditions connected with the performance of this agreement.

Insurance

The contractor agrees to carry Workman's Compensation Insurance.

Time for Completion

The work is to begin within ten days of the signing of the agreement and is to be completed not later than . Time extension may be granted if, in the opinion of the engineer, the weather conditions make it necessary.

Materials and Workmanship

All materials necessary for the completion of the above work shall be furnished by the contractor, unless otherwise specified. All materials and workmanship to be first class in every respect.

Payments

Payments shall be made:

On completion of clearing, grubbing and subgrading of road

Every two weeks, for the laying of water pipe, at a rate of $ per ft., plus blasting expense. Total cost of water main installation (not including blasting).

On completion of road, and on approval by the Planning Board and Water Board, the balance

Total

15% of each payment shall be withheld until ~~45~~ 42 days after final completion of the contract.

First Draft 5/19/55

AGREEMENT

Performance
Bond

The contractor agrees to furnish Modern Colonial Homes, Inc. with a surety bond in penalty of 100% of the above-mentioned sum to secure performance of the obligation. Modern Colonial Homes, Inc., is to reimburse the contractor for the bonding fee of

We contractor agree to the above terms and conditions.

IN WITNESS WHEREOF the said parites have hereunto set their hands and seals this day of , 1955.

/s/ Brown's Wood, Incorporated - Developer

_____, President
Ranulf W. Gras

/s/ _____ Contractor

THE CONSENSUS

VOL. V, No. 8 May 24, 1955

NEXT MEETING:

There will be a general meeting of Brown's Wood on Thursday, May 26, but not in the usual place. It will be held in Rm. 10-421, MIT. (Some members will recall using this room last winter for one of the early subdivision meetings).

MAY 19 MEETING: by Molly and Dick Morgan

A meeting of BW was held in Rm. 10-280, MIT, on May 19, 1955. Present were Genny Daly, Dave Freeman, Ranny and Ann Gras, Stuart Grover, Helen Healy, Manny Kramer, Paul Loewenstein, Molly and Dick Morgan, Phyllis Mura, Nyna Polumbaum, Dave Ritson, Ruth and Lang Wales. The meeting began at 8:35 and lasted till something after 10:30

Acquisitions: After discussion by Lang Wales concerning the need for and availability of level rods, it was AGREED: To authorize the purchase of a 15 ft. rod, in three sections, with painted scales. With the transit which the group had already decided to purchase, this would complete the surveying equipment.

After discussion by Stuart Grover, it was AGREED: To authorize a total appropriation of $30 (an addition of $10 to the previous appropriation) for the purchase of a 5 gal. portable pumping fire extinguisher. It was suggested that this be left ready for use in a central location in BW, and that pails of water with burlap bags beside them be placed about the land. Mr. Johnson possesses the nearest phone that is likely to be available for emergency use.

Common Land Plans: On behalf of the Common Land Committee, Stuart Grover presented a plan for the development of Lot 21, which is being ditteed and (herewith) distributed, and which BW members are asked to study and opine upon. The chief reasons suggested for starting the development of Lot 21 at the time the road is built were a) the utilization of heavy machinery while it is on the land and b) the disposal of excess fill, which could be used in levelling the ball field. - Subsequent discussion, however, disclosed the feelings that a) a bull-dozer can easily be brought to the land at any time (and will be, for house excavations), b) the proposed plan uses comparatively little fill, c) the necessary labor for putting the plan into working order might better be spent on the more essential jobs already under way, and d) possible future acquisition of the Davis land adjoining Lots 5 and 6 would make Lot 21 available for building, and a large clearing might not then be desirable there. It was decided therefor, that plans for extensive common land development be given further study, and not be made part of the road contract at the present time.

Road:

a) Timing: The following quandary unfolded:

1: An individual anxious to build soon can not borrow without a deed to his lot on which to borrow; nor can he build without a town permit, which is not granted unless his lot has adequate frontage on an approved or bonded road.

2: Brown's Wood cannot apparently deed lots until development costs are more precisely known, which will not happen until the contract has been let and the road completed to the point where major variables such as ledge have been fully determined.

Preferred solutions:

1: Brown's Wood might deed lots now with prices fixed by maximum conservative estimates of costs and refund in the future if necessary. Brown's Wood might bond for the road now (which would actually assist only those few lots near Conant and Weston Rds., since the interior lots could only gain access for building after road construction). Or Brown's Wood might bond for the remainder of the road when construction was sufficiently advanced that access was possible and costs were known.

2: The individual who is ready to build and who does have access might be able to bond with the town for the stretch of road on which his own lot has frontage.

(Surety bonds are available for $15 a thousand or so. The matter was referred to the executive committee and interested individuals.)

b) Contract: A draft of the road contract was presented for study and refinement by Brown's Wood members. The contract was modelled on that which produced Tabor Hill Road. BW members were urged to examine said road (North of Trapelo Rd. near Hobbs Brook reservoir) as it is finished in the manner currently planned for our road. At the meeting, it was noted that the disposal of fill and the identity of the "engineer" and/or "arbiter of disputes" was insufficiently specified. The engineer, it seems, can and perhaps should be a member of the corporation, but a member would not be a proper arbiter, being of a rather prejudiced view.

Undecided Specs:

a) If Brown's Wood could acquire 600 sq. ft. of land from Mr. Johnson, both our connection with Weston Rd. and Mr. Johnson's driveway would be improved. That gentleman has been approached rather casually, but more detailed discussions will be necessary. The price should be under $100.

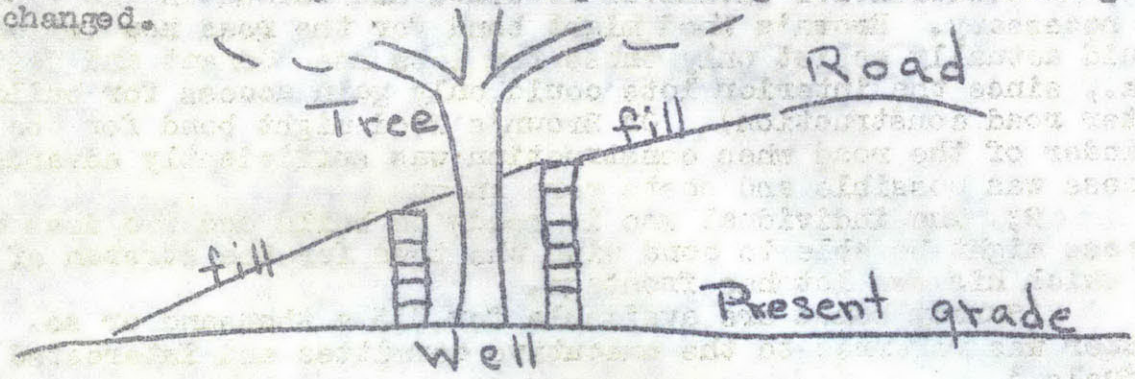
b) The question of when to finish oil the road was riased. Reasons for delaying oiling: danger of heavy equipment damaging the finished surface; if road has chance to settle through winter and spring, minor kinks can then be fixed up more easily before finishing. Reasons for oiling this year: The unoiled road would be somewhat dusty, and the gravel would be shoved out of place by big trucks. The town will not accept the road until it is finished, and upon

the town sceptance depends our freedom from maintenance expense, our mail and bus service. However, the town would be very unlikely to accept the road within a year at the earliest - they want to see how it weathers.

(Though it was not mentioned at the meeting, members might want to remember that after the town takes over the road, BW has no control over traffic or the development of easements. ED)

Decided specs:

As forecast in the last Consensus (VOL. V, No. 7) a professional, Mr. Merrill, met with Messrs. Wales, Grover, Gras and Loewenstein last Monday and walked over the area under most serious consideration. It was decided that the proposal referred to on Page 4 of the above issue of The Consensus would be satisfactory; this consists of road embankments of 5 to 1 slope instead of the usual 2 to 1, with wells protecting the trees where grade is changed.



* * *

THE NEXT FIRE: Saturday, May 21, two weeks from the day of THE FIRE, the shimmering silence was broken by sirens and shouts once more. This time it was worse. Some trees were scorched to their tops, and may not survive. The blaze was the result of another freakish set of circumstances: several cold-frames or window sashes had been stacked in Mr. Bronson's back yard, and apparently the combination of refraction and reflection was able to focus the sun's rays as well as any water jug. The fire was so hot in this area that the glass was crumpled and drooping.

This could have happened when nobody was around to notice, and there was ample demonstration how little time it would take for a fire in those woods to get beyond hope of control.. Apparently it takes more than caution to prevent fires - it takes imagination too.

Grover

LOT #21

5/23/55

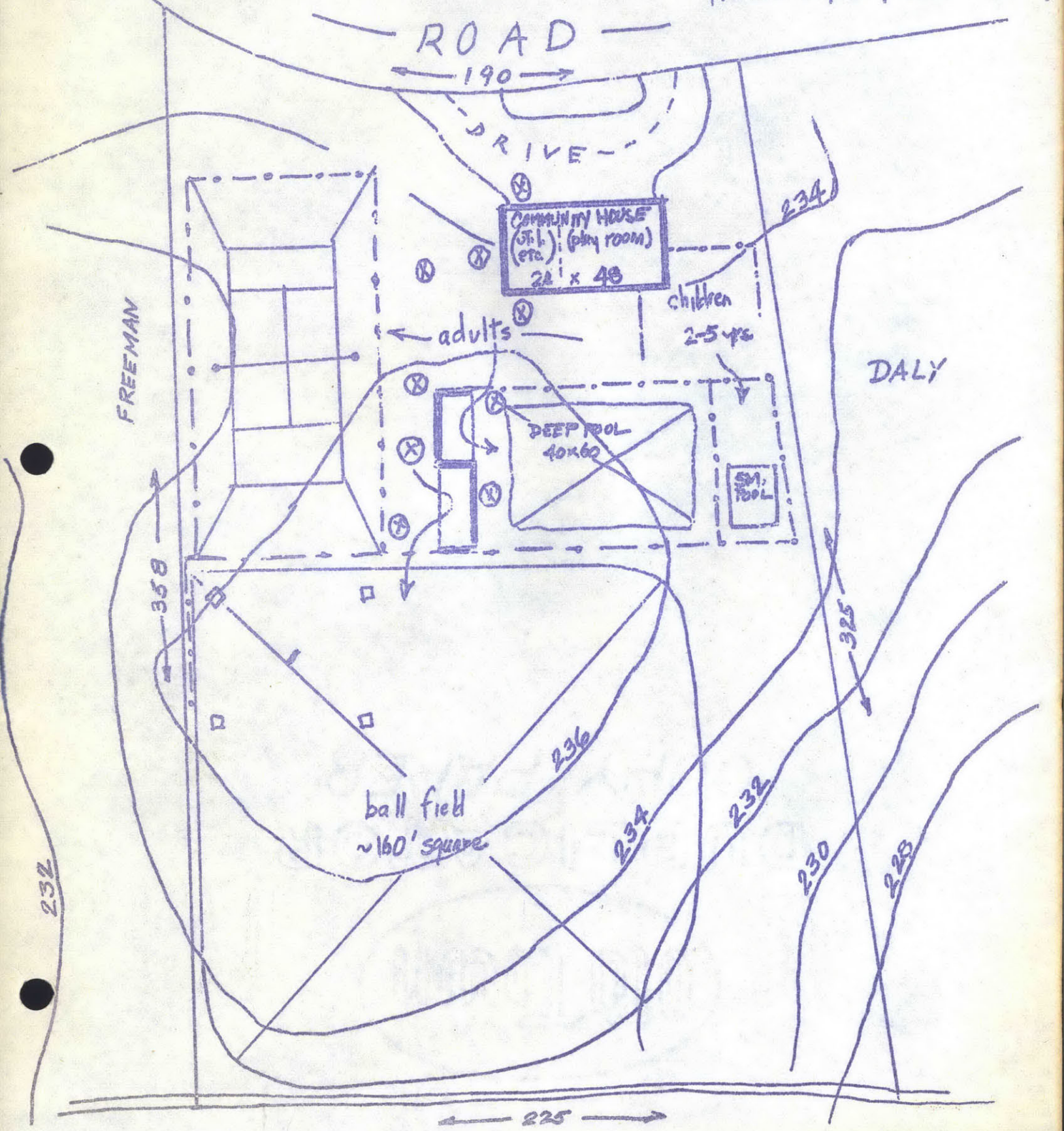
suggested development

40' = 1"

⊗ = large pines (approx)

.-.-. = fence (high or low)

(one of sheds by pool could be previous temporary shelter - 10'x20')



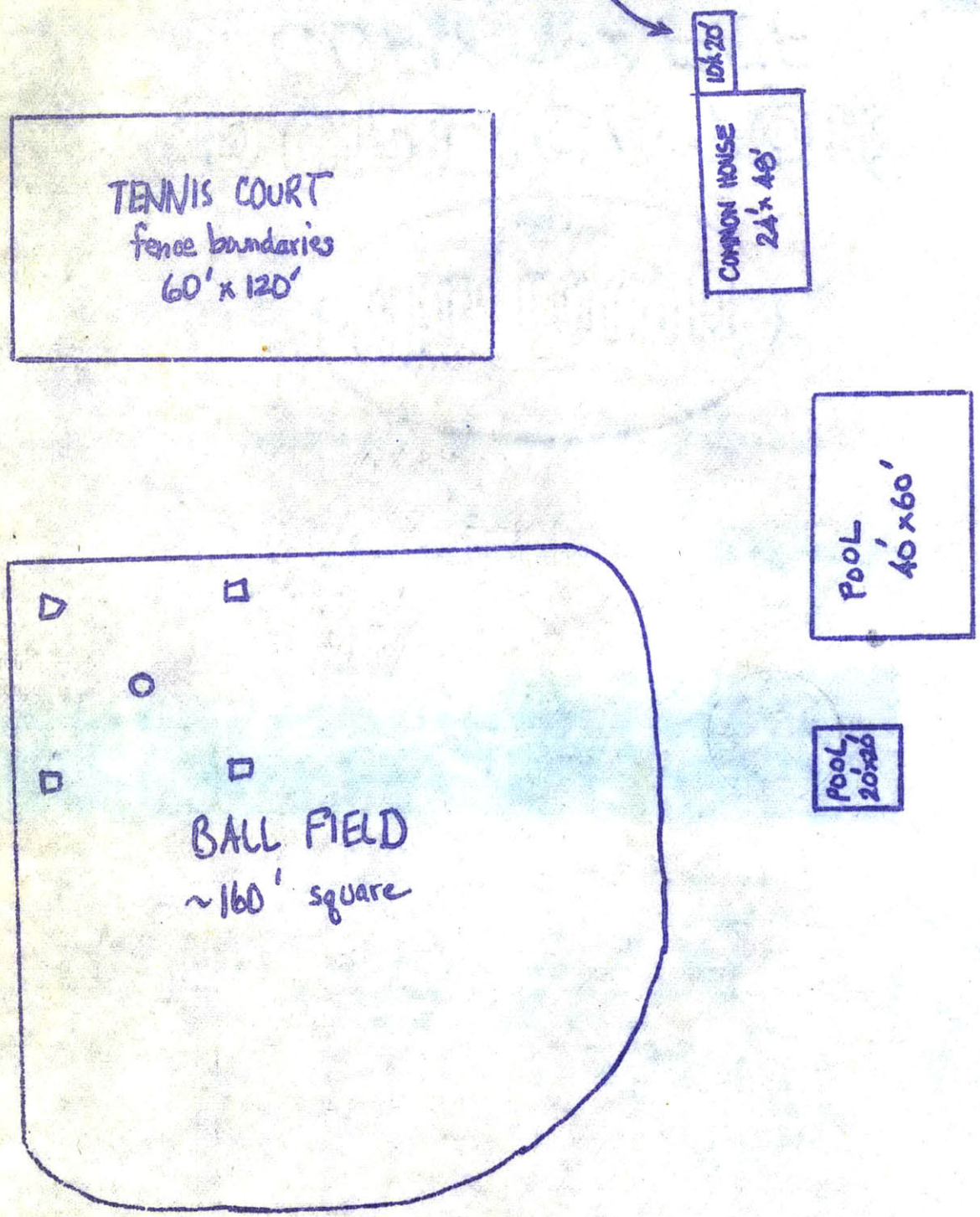
DAVIS FIELD
ROAD EASEMENT
254
256
270
268
266
264
262
260
258
WATER HERE
High Pond
N
LOT #6
40' = 1"
HEALY LOT #7
⊗ = large birches (approx)
grover 5/23/55

MAKE YOUR OWN COMMON FACILITIES !

Scale 40 ft = 1 inch

(cut out and arrange on maps)

possible temporary (immediate) common shelter



C.S.G.
5/24/55

BOSTON, MASS. 18
1955

SAVE THE EASY WAY
BUY U.S. BONDS ON
PAYROLL SAVINGS

BOSTON, MASS. 18
1955

Ranulf W. Giles
471 Conant Rd.
Weston, Mass.

Wales
9 Fayette Rd.
Bedford
Mass.

THE CONSENSUS

VOL. V, No. 9 June 1, 1955

NEXT MEETING: The next general meeting of Brown's Wood will be held on Thursday, June 9, 1955, in Rm. 10-280, MIT. Discussion will be on the subjects of the road contract (a final draft will be available then), common land, co-op building plans (see p. 6 of this newsletter), and other unfinished business.

MAY 27 MEETING: by Molly Morgan, Clerk

A meeting of Brown's Wood, Incorporated, was held in Rm. 10-421, MIT, on Thursday, May 27, 1955, from 8:30 to shortly after 10 P.M. Present were Homer Eckhardt, Connie Freeman, Ranny Gras, Stuart Grover, Naomi and John Harris, Helen and Ed Healy, Carol Meyer, Molly Morgan and Dick part time, Nell Novak, Joan and Art Swanson, and Lang Wales.

At the beginning of the meeting, Ranny announced that 6 or 7 families still have not made known their preferences on location of water taps. This information is desired.

Driveway Easement for Shapiros: Homer Eckhardt, his architect and others have wondered about future plans of the Shapiro family, who bought the piece of land adjoining Homer's lot. No one has asked Mr. Shapiro what his future plans are, but it is known that he and his family are going to England soon, where they plan an extensive stay of a year and a half. The question is, says Homer's architect, where will Mr. Shapiro site his house when he decides to build? This does not affect the rest of Brown's Wood, except possibly if the Shapiros should decide to build very high on their lot, in which case they might wish to use Brown's Wood's road, which they could reach by buying an easement from Homer of about 80 ft. and building a driveway on the easement. It is more than likely that the Shapiros will decide to build low on their lot, and that the whole question will never arise. However, should the question arise one and one half years from now or any time in the future, it would be well to have given it some thought. Some members of Brown's Wood felt that an easement might hurt the resale value of Homer's lot, but that an easement wouldn't harm the adjoining lots. Homer assured the group that, in any case, Mr. Gourley his architect is planning to talk with the Shapiros and learn what their plans really are. In the meantime, BW decided that it would adopt no policy on the matter at present.

Gainey's Newsletter: This is a newsletter in which contractors learn about jobs soon to be available. BW will put a notice, hopefully without cost, in it. Thus it should be possible to

add to the list of bidders, which at present numbers only four. Another periodical of like function is the Dodge report, which has not yet been investigated as to publication dates and costs.

Lot Bounds: The question here is, who's going to put in lot bounds? 38 are required on the road - plus or minus three, says Ranny. They must be made of concrete, and can be put in either by the road contractor or by members of BW. It would be a somewhat unusual item in a road contract, but it could be put into one just the same. In addition, there are 24 interior lot bounds that do not fall on stone walls which must be marked by something permanent, though not necessarily special concrete bounds. These bounds are not required before the road contract is signed, but are required before deeds can be issued. Lang Wales explained the procedure of setting bounds, and reminded the group of its recent purchase of a transit. The group saw no reason why BW couldn't take on the job of setting bounds.

Policy on Early Deeds: The question of whether or not to grant any lot deeds early, before the road is completed and the improvements in, was considered at some length, both from the point of view of the individual and that of the corporation.

A: Reasons why an individual might want to build before the rest of the group does:

1) An individual might want to beat another rise in building costs. His economic future might be endangered by such a rise.

2) His lease might be on the point of terminating and he might not feel like renewing it for another year.

3) He might want to get his children started in the Lincoln school this year, rather than starting them in some other community's school system, which would mean an adjustment for the children to make in a year's time.

4) He might feel a strong urge to get started building, due to the pressure of increasing family, and/or the possibility of being taken to another part of the world by a different job.

5) He might own a lot ready to build upon right now.

B: Reasons why an individual might not want to build before the rest of the corporation does:

1) He might be resigned to going along with the present pace of BW. (He might see a road in sight).

2) He might not feel like detaching himself from the group to the extent of building before the main body of the group builds.

3) He might feel no special pressure upon him to build soon.

4) He might want to take advantage of possible group savings by building with a group.

5) He might own an interior lot, which makes the completion of the road necessary before building can start.

C: Reasons why the corporation might like to see an individual build before the main group does:

1) It might profit from the individual's experience and save itself head-aches and money.

2) It might like the idea that someone was on the land at all times to give the alarm in case of fire.

3) It might not want to jeopardize the individual's future by preventing him from building sooner.

4) It might believe in allowing individuals to determine their own best time to build.

5) It might feel that since the lawyers have found no legal objection, why should the corporation?

D: Reasons why the corporation might not like to see an individual build before the main group does:

1) Sub-division approval was predicated on not selling or building on lots until all the improvements are in - according to our terms with the Planning Board. This would make an adjustment necessary before the individual's deed could be registered. At present the deed could not be registered.

2) It might feel that the individual's effort would be lost towards the completion of the road, which is still a big job and is going to take a lot of effort.

3) It might want to preserve the unity and strength we have achieved through working together.

4) It might believe that all individuals should have the opportunity to start building at the same time.

5) It might not feel like making the extra effort of arranging the legal terms necessary for the special case of the individual who wanted to build before the rest of the group.

It was informally agreed that any individual who wanted to build before the rest of the corporation is able to, should have the job of convincing the corporation that his reasons for building early are sufficient to outweigh considerations to the contrary.

Membership Applications: We have a membership application before us for consideration, from the Herz family, who plan to leave for the Berkshires some time in June. This trip is an annual event, being part of Norman's job in the US Geological Survey. It keeps him in the Berkshires five to six months out of every year. Within the next five years, he plans to take a two-year trip to some other part of the world. During the annual five to six month period, he would probably not care about renting his house, but he would like to rent it during the two year period. The family are the same age as the rest of us, and have one child, a boy around two. They are at present interested in building a TAC modular house, and like contemporary architecture. - One member present at the meeting said that he had gotten to know Mr. Herz fairly well. The other members present expressed an interest in getting to know the Herz family better. Ways in which this could be accomplished were discussed, and it was informally agreed that meeting and talking with the Herz's informally, especially out on the land, would be the best way. No one was appointed to invite the Herz family to appear on the land.

There was much discussion but no agreement about the possible disadvantage to the group of having a member away five or six months out of every year, and two years within the next five years. Some people considered that the Herz family might contribute just as much as a family who was around most of the time - because the Herz family might contribute more intensively in the time they were with us. Others felt that their absence so much of the time might be a serious

loss to the group, and that the Herz's themselves might miss the share of participation they could not enjoy. Others felt that in any case it was an impersonal matter and one which might well be talked over with the Herz family.

Ther being two vacancies, and one application, it was agreed, again informally, to look around for more applicants, and to extend the previous dead-line of June 2 for acceptance of membership applications, since it does not allow sufficient time for getting acquainted with possible applicants. - The other families who had expressed interest recently (Hill, Frank, Bennett and Meyer) apparently were unable or unwilling to go any further with the idea. And upon looking over the old lists, A. Gras concluded that most if not all of the most likely prospects there have already bought or built elsewhere, but she plans to contact some that haven't been heard from or about recently.

Tot Lot: John Harris described a superior type of fence for the tot-lot on Lot 21, and a trip to Sears was planned for Friday evening to purchase it. The Wales family have contributed a sandbox (courtesy of their Bedford apartment predecessors), the Senior Grovers donated a picnic table and benches, and baby-sitting with tots should now be practical. Ann Gras was put in charge of co-ordinating volunteers for sitting, having volunteered for Sunday, and Carol Meyer volunteered for Monday. (There was nobody to sit with, however. Better luck next time). Recently, there have not been enough people to do surveying, and it is hoped that the tot-lot baby-sitting arrangement will free some mothers to volunteer for such work as the control survey and grade stakes. No previous experience is necessary.

(We now have on hand materials for two board seat swings and one canvas bucket swing (the latter for very wee ones), which can be set up this week-end. A long smooth sturdy plank for a see-saw is still needed. ED)

Fire Prevention: The Fire Sprayer is now installed on a corner of Lot 8. It is not in the open, inviting theft, but is readily accessible, and hung in such a way that anyone can get it on his back in seconds. Anyone using it is asked to refill it with clean water.

Cross Grades: Mr. McClennan is being consulted, informally, on the matter of tilting the approaches to the intersection, as suggested by Mr. Merrill.

For Rent: The Swansons would like to move. They must replace themselves, their lease being unexpired. They want a tenant. Their apartment has: 1 bed-room, 1 living-room, with dining alcove, 1 kitchen, 1 tile bath. It is a 4th floor walk-up. Call LO6-7712.

AGREED: (See ART. VIII, No. 6-a of By-Laws): To waive the procedure previously agreed upon for collecting of proportionate assessments.

Next Meeting: The next meeting was set for June 9, not June 2. The meeting then adjourned.

* * *

MEETING WITH GEORGE FAXON:

A meeting with Mr. Faxon took place at the Polumbaum's on Monday, May 16. Present were Mr. Faxon, Ted and Nyna Polumbaum, Homer Eckhardt, Ranny Gras and Lang Wales.

Background: Mr. Faxon was a math teacher in high school for several years before he went into carpentry sub-contracting. More recently he acted as general contractor on some remodelling jobs, and plans to be a full-time general contractor in future.

Scope of Work: Ordinarily the duties of a "clerk-of-the-works" are limited to supervision of the work and working out details that come up in the construction process. There may or may not be a general contractor on the job.

However, Mr. Faxon feels if he were given this job he would like to enlarge the scope in the following manner: A) In the planning stages, he would confer with owners and/or architects, learning what would be needed in sub-contracting, and perhaps giving advice if asked. B) He would talk with bidders before final bids were prepared, so they would know what they were doing. C) He would assist in choosing sub-contractors and in letting contracts. - From there on, he would serve in the usual capacity, at least.

However, he would also be interested in bidding for the carpentry sub-contract himself, and feels that he could do better for the owners than another carpentry sub-contractor, because a) he would be more familiar with plans and specs and his bid would thus be better informed, and b) his foreman could take over a portion of the supervisory duties related to "clerk-of-the-works", lowering the cost of that office without raising the cost of the carpentry.

Fees: In the preliminary stages, Mr. Faxon felt 20 hrs. a week would be quite sufficient for all requirements. At $3.125/hr., that would total $62.50/wk. During the early stages of building, full-time supervision would be required, at a cost of not more than $125/wk. Later on, he would again be working by the hour and the weekly fee would be reduced as less time was needed.

How to Pay: Q: Would wages be paid to Mr. Faxon by individuals or out of a group fund? - A: This of course would be up to the members. Perhaps in the preliminary stages each family would pay according to the amount of conference time they used, but later on, when supervision was being given all houses at once, the costs would be equally divided.

Two Jobs: Would Mr. Faxon be willing to take the clerk-of-the-works job without getting the carpentry contract? - A: Yes, but naturally he would prefer the added income and simplified supervision, and could probably give us a better price.

Group Buying: What did Mr. Faxon think of the possibilities of saving money by group purchase of materials? - A: Usually, if

you have a good sub-contractor and leave the purchases up to him, he will have the right materials there at the right time, and get them for you cheaper. Contractors can get better deals than owners with the best of friends, and since they prefer to buy the materials, if you deprive them of the chance, they may charge enough extra to wipe out any savings you might achieve.

Unions: Should we expect difficulty with union-non-union labor relations? - A: Mr. Faxon's carpentry crew are union members, but they are willing to work with non-union contractors of other trades.

Owner Labor: Would it be possible, under Mr. Faxon's plan, to interrupt the contractor work for a while to let an owner put in some time, or should the owner hold off until contract work is finished? - A: Mr. Faxon would encourage owner-labor, and feels it can be fitted in with the contracted work successfully.

Contemporary: Should we anticipate difficulty because of the contemporary architecture? - A: Owners should not hire contractors who are conventional-minded and think contemporary design is "crazy". They waste too much time scratching their heads. This accounts for some of the unnecessarily expensive or poorly finished houses one sees.

Savings: Mr. Faxon estimated that the clerk-of-the-works system with group contracting could save 5% to 10% of a general contractor's price.

A brief review of the families in Brown's Wood planning to build this year indicated a total of twelve, three of whom are considering independent action, four of whom are considering having their architect, Brooks, handle contracting and supervision, and the remaining five of whom have still not had their names linked with any specific mode of action and therefor might be able and willing to work together, with Mr. Faxon's help. Time, discussion and further investigation are needed before any comittments of even a tenuous nature can be made. (Next Thursday's meeting will allow for some discussion of this matter, and perhaps a date can then be set for a "building program" meeting at which members can talk over their plans freely without interested outsiders present.)

* * *

THIS WEEK-END: As far as I know, two volunteers are needed for taking charge of Saturday's and Sunday's surveying and/or clearing. Please contact Art Swanson about this.

And wives who wish to baby-sit will please call Ann Gras. The tot-lot is really usable already, with a sturdy fence, a handsome gate, the sand-box filled with beach sand (from the Harrises), the picnic table, and the ground cleared for action. Wives wishing to deposit kids and do surveying may volunteer when called.

* * *

QUESTIONNAIRES:

VOL. V, No 7 of the Consensus was accompanied by a questionnaire of miscellaneous information. Very very few of these have been returned. The answers would be useful and appreciated. Return to Gras, 471 Conant Rd., Weston, Mass.

NEW NAME:

A new family has recently become interested in Brown's Wood, and asked for membership applications (and received them). They are Bill and Nancy Holden, friends of Barry Benepe and also the Horns. Bill works at ECA, Nancy teaches art to 6th. grade students in Needham's elementary schools.

NEW NAME:

It is customary to have a name chosen for a road before its construction commences. The only really original suggestion heard in a long time is: Private Road. (The spurs could be called Private Way, and Private Place).

One suggestion for getting a name is to have the whole group agree in advance to abide by the decision of a chosen committee, said committee probably being composed of persons who had exhibited rather specific and definite feelings about names suggested in the past.

If there are any new and reasonable suggestions, either for road names, corporation names, or ways of agreeing on names, we would dearly like to hear same.

OLD FRIENDS:

The Burghers have bought a 56 (fifty-six) acre hunk of land in Lynnfield, with considerable frontage on the Ipswich river, and even the basis for a private bridge. They plan to start building this year.

Ranulf W. Gras
471 Conant Rd.
Weston, Mass.

Wales
9 Fayette Rd.
Bedford
Mass.

SPECIAL NOTICE June 14, 1955

Road Contract:

Herewith please find copies of Draft No. 2, road contract. It is hoped that with only one more set of revisions this contract may be ready for use. Criticisms, suggestions, etc. are welcome but please make same as early as possible.

Meetings:

A policy on meetings has been adopted which should make it possible for business to be handled more efficiently. General business meetings will be held every other Thursday, leaving alternate Thursdays open for builders' meetings, committee meetings or whatever proves necessary. In keeping with this schedule, the next few meetings will be:

Wednesday, June 15, at Gras house: Executive Committee, to discuss road contract and matters related.

Thursday, June 16, Room 10-280, MIT: Builders' meeting, open to all; Mr. George Faxon will be present to discuss at greater length the possibilities of co-op building under the clerk-of-the-works system.

Thursday, June 23, Room 10-280, MIT: General business meeting, agenda for which will be included in a forthcoming Consensus.

Draft No. 2 6/12/55

Short Form Contract

AGREEMENT

Between

Brown's Wood, Incorporated, of Boston, Mass., Developer

and _____, Contractor

In consideration of to be paid the contractor by the developer, the contractor agrees to do the following work according to the description and specifications below:

General Description of Work

To build roads leading between and from Conant Road and Weston Road in Lincoln, Mass., according to the requirements of the Lincoln Planning Board, and to lay an 8" water pipe together with the necessary gates, hydrants, etc., in accordance with the requirements of the Lincoln Water Board and to attach thereto service taps and shut-offs as shown on the plan. The work to conform to the lines and grades as shown on a plan and profile by Ranulf W. Gras dated February 8, 1955 and signed by the Lincoln Planning Board.

Specifications for Various Items

Item 1. Clearing and grubbing, removal or protection of trees. The contractor shall do all clearing and grubbing necessary except that existing trees in the fill bank area shall not be removed.

Designated trees shall be protected by wells constructed of fieldstone from the road excavation according to the typical design in the plans.

All stumps and debris shall be removed from the premises. Pile all trees at the edges of the road.

Item 2. Subgrading.

Before starting general excavation, all topsoil to its normal depth shall be removed. Suitable loam shall be stockpiled as directed for future use on side slopes. No loam shall be removed from the premises.

Do all cutting and filling, backfilling and grading required to bring the road to subgrade as follows: road and shoulders 12" below finish grade.

The fill down to 18" below finish grade shall be free of rocks larger than 8" in greatest dimension. Blocks of masonry, rocks, but no debris may be used in fills below the 18" level if well distributed and all voids completely filled with fines. No frozen materials shall be used as

AGREEMENT

Item 2. Subgrading (Continued)
backfill. Any additional fill can be taken from the premises at locations designated by the owner. Any excess fill shall be removed from the premises.

Item 3. Construction of Road and Shoulders
On a prepared subgrade shall be constructed a road consisting of bank run gravel with binding qualities, thoroughly compacted to a minimum thickness of 12" over a width of 20'. Shoulders shall be 2' in width consisting of gravel compacted to a thickness of 12". Slopes shall be covered with loam from the site where available, as designated by the engineer.

Item 4. Oiling
The surface shall be treated with not less than 1/2 gallon of oil per square yard and a second coat of oil not less than 1/3 gallon per square yard in not less than 30 days.

Item 5. Drainage
Excavate trench 2 ft. in width to a depth as shown on the profile and not less than 4 ft. below original grade and not less than 6 ft. below final grade. Fill trench with bank run gravel free of clay or loam, and roll to grade; or, alternative, fill trench with stone which passes a 1-1/2 inch sieve but will not pass a 1/2 inch sieve, and cover with two inches of sand.

Open-joint 4" tile pipe shall be laid as indicated on the plans.

Twelve inch reinforced concrete pipe cross drains with drop inlet catch basins shall be installed as shown.

Gravel under the drop inlets shall be laid in 6" layers and tamped for a distance of 5 ft. on either side of the drop inlets.

Item 6. Excavation for Trench, Furnishing and Laying Pipe
Furnish and lay, Johns-Manville 8" Transite pipe, to the lines and grades furnished by the engineer and in accordance with the directions of the Lincoln Water Board and their Superintendent. This includes excavation, connection to the town main in Weston Road, including supplying tapping sleeve and gate; backfilling after approval by the Water Board representative, and chlorination if required.

The contractor will also supply and install hydrants with gates, 8" main gates, 8" tees for the last hydrants on the line, all as located by the engineer. All work and materials to meet the requirements of the Lincoln Water Department. Length of pipe, approximately 3,000 ft.

The contractor will also supply and install 23 one-inch taps and shut-offs at locations shown on the plans.

AGREEMENT

Item 7. Blasting
Boulders over 1/2 cu. yd. in the trench, and over 1 cubic yard on the surface, shall be considered ledge, and shall be removed at the additional costs specified under Payment Schedule.

Item 8. Removal of Trees, Brush, Stumps and Debris.
Removal of all above items except trees, as well as any trash or rubbish resulting from work done under this agreement. The site shall be left neat and clean.

Lines and Grades.
The engineer for the developer, R. W. Gras, will furnish the lines and grades.

Disputes
Any question arising as to the interpretation of this agreement or as to the manner of conducting the work shall be settled by the arbiter and his decision shall be final.

Liability for Accidents
The contractor agrees to hold the owner and Brown's Wood, Incorporated, harmless from all liability costs, damage or expenses arising out of or in connection with any injury to any person employed on the work or otherwise, and from any injury to any property of others. He will also protect by lights and barriers or both any hazardous conditions connected with the performance of this agreement.

Insurance
The contractor agrees to carry Workman's Compensation Insurance, and to furnish a Certificate of Insurance.

Time for Completion
The work is to begin within ten days of the signing of the agreement and is to be completed*not later than 60 days thereafter. Time extension may be granted if, in the opinion of the engineer, the weather conditions make it necessary.
*exclusive of surfacing,

Materials and Workmanship
All materials necessary for the completion of the above work shall be furnished by the contractor, unless otherwise specified. All materials and workmanship to be first class in every respect.

AGREEMENT

Inspections

It shall be the responsibility of the contractor to inform himself of the requirements of the Town of Lincoln as to the inspection of the road and water installations in this contract, and to notify the designated inspectors at the proper times. He shall also notify the engineer at these times. He shall not proceed beyond the specified stages of the work without the approval of the inspectors.

Payment Schedule

1. Clearing, grubbing and sub grading _____

2. Construction of road and shoulders except for surface oiling _____

3. Drainage trench, drop inlets, cross drains, tile pipe, using
   a) bank run gravel for trench fill _____
   b) graded stone 1/2" < and < 1-1/2" _____

4. a) Water pipes and hydrants _____
   b) 23 Taps and shutoffs @ _____ each _____

5. Blasting for a) trench _____ cu. yd.
   b) surface _____ cu. yd.

6. a) Oiling with two coats of road oil at the time of construction (specify oil type) _____
   b) Oiling with two coats of road oil within 2 years of the execution of this contract _____
   c) Surfacing with Class C Bituminous Road-mix surfacing (specify Bituminous material) at the time of construction _____
   d) Surfacing as in (c) within two years of the execution of this contract _____
   e) Dust control oiling at the time of construction _____

AGREEMENT

Payment Schedule (Continued)

7. Constructing wells around trees _____/tree

8. Furnishing and Installing guard posts _____/post

Payments

Payments shall be made

Item 1 completed _____

Item 2 completed _____

Item 3 completed _____

Item 4, upon the completion of each 1000 ft. of water pipe, $_____ per ft. plus blasting expense. Total cost of water main installation not including blasting _____

On completion of road except for surface and on approval by the Planning Board and Water Board, the balance _____

_____

Total _____

15% of each payment shall be withheld until 42 days after final completion of this contract.

Performance Bond

The contractor agrees to furnish Brown's Wood, Incorporated with a surety bond in penalty of 100% of the above-mentioned sum to secure performance of the obligation. Brown's Wood, Incorporated, is to reimburse the contractor for the bonding fee.

We, _____ the contractor agree to the above terms and conditions.

IN WITNESS WHEREOF the said parties have hereunto set their hands and seals this day of , 1955.

/s/ Brown's Wood, Incorporated-Developer

_____, President
Ranulf W. Gras

/s/ _____, Contractor

WALTHAM
JUN 14
3 30PM
1955
MASS.

Mr. + Mrs. R. L. Wales
9 Fayette Rd.
Bedford
Mass.

BROWN'S WOOD, INCORPORATED

Information For Bidders

1. Time and Manner of Receiving Bids.

Sealed bids for the ~~laying out and~~ construction of roads and water system over property of the owner in the Town of Lincoln, should be delivered to Ranulf W. Gras, 471 Conant Road, Weston, on or before July, 1955.

2. Scope of Work.

The work to be done comprises the building and surfacing of roads leading between and from Conant and Weston Roads according to the requirements of the Lincoln Planning Board, the laying of an 8" water pipe together with necessary gates, hydrants etc. in accordance with requirements of the Lincoln Water Board and to attach thereto taps and shutoffs, all pursuant to the plan and profile prepared by the owner's engineer for the project, Ranulf W. Gras, dated February 9, 1955, as approved by the Lincoln Planning Board. Grades shown on the profile drawing may be subject to minor changes at the discretion of the Engineer.

3. Plans and Specifications.

Prospective bidders may obtain a copy of the Plans and Specifications upon application to the owner and payment of a deposit of $10. This deposit will be refunded to the successful bidder and to all others who return the material in good condition.

Additional copies up to five will be furnished the successful bidder upon request without charge.

4. Additional Information.

An open meeting to which all prospective bidders will be ~~invited will be held for the purpose of explaining the road lay-out, drainage and critical grades. There will be opportunity to submit questions regarding any phase of the work at this meeting.~~ In addition, any prospective bidder may by appointment arrange to discuss any matter pertaining to the work with the owner's Engineer.

5. Time of Completion.

Each bidder should submit his own time of completion, which should not exceed 100 days from the date of signing the actual contract. Some Preference may be given to the bidder stipulating earliest completion.

6. Excess Fill.

It is anticipated that ~~approximately 2000 cubic yards of~~ some excess fill will result from the road construction. Some areas in the development will be designated for the dumping of specified amounts of fill. Other possible dumping locations are: Fox Ridge Farm, ~~Jerome C. Hunsaker, Jr.~~, located on Weston Road opposite proposed road, and the Techbuilt development area on North Avenue, Weston.

7. Bidder Must Satisfy Himself as to Conditions.

Each bidder must satisfy himself by his own investigations and research regarding all conditions affecting the work to be done and labor and materials needed, and make his bid in sole reliance thereon.

8. Performance Bond.

Security must be furnished for the faithful performance of the contract and the payment of all labor performed or furnished and for all materials used or employed in the performance of the contract in a sum equal to the amount of the contract. Such security shall be a bond with a surety company satisfactory to the Owner. The cost of such surety shall be borne by the Owner.

9. Acceptance and Rejection of Bids.

The Owner reserves the right to reject any or all bids in its discretion, and it will not award the contract to any bidder who does not furnish satisfactory evidence that he has ability and extended experience in similar work, is competent to do the work within the allotted time, and has sufficient capital and equipment to prosecute the job successfully. The Owner also reserves the right to waive any defect or informality in any bid.

The bidder to whom the contract is awarded will be required to execute the contract and bond and deliver same to the Owner within five (5) days of receipt of notice from the Owner that he has been awarded the contract, and in the event that he shall fail so to do, the Owner at its option may declare its acceptance null and void.

BROWN'S WOOD, INCORPORATED

By_____
President

6/29/55

BROWN'S WOOD, INCORPORATED

Proposal for
Construction of Roads and
Laying of 8" Water Pipe Leading
Between and from Conant and Weston
Roads, Lincoln, Massachusetts

To Brown's Wood, Incorporated:

The undersigned, as bidder, declares that the only person or parties interested in this proposal as principals are named in this proposal; that this proposal is made without collusion with any other person, firm, or corporation; that he has carefully examined the location of the proposed work, the annexed proposed form of contract and the plans and specifications therein referred to; and he declares that, in regard to the conditions affecting the work to be done and the labor and materials needed, this proposal is based solely upon his own investigation and research. ~~and not in reliance upon any plans, surveys or measurements or representations of any employee, officer, or agent of the Owner.~~

And the undersigned proposes and agrees if this proposal is accepted that he will execute a contract with the Owner to perform the work in substantially the form attached hereto and will complete said contract within the time stated in this proposal; and that he will accept in payment therefor the following sums, to wit:

Bidder Must Fill In All Unit Prices and Computed Totals.

Contract Item	Approximate Quantity	Computed Totals
Item 1. Clearing and grubbing, removal or protection of trees etc. The sum of _____ Dollars ($) per square yard.	Square Yards	$ _____
Item 2. Subgrading. Removal of topsoil. Cutting, filling, back-filling and grading. Removal of excess fill. The sum of _____ Dollars ($) per linear foot.	Linear Feet	$ _____
Item 3. Construction of Road and Shoulders. The sum of _____ Dollars ($) per square yard.	Square Yards	$ _____
Item 4. a) Oiling two coats within 30 days. 1.) 1/2 gal. per sq.yd. 2.) 1/3 gal. per sq.yd. The sum of _____ ($) per square yard.	Square Yards	$ _____
b) Two coats road oil within 2 years. The sum of _____ ($) per square yard.	Square Yards	$ _____
c) Surfacing with Class C Bituminous. The sum of _____ ($) per square yard.	Square Yards	$ _____

d) Surfacing with Class C within 2 years.
The sum of _____ ($ _____) per square yard. Square Yards $ _____

e) Dust control during construction.
The sum of _____ ($ _____) per square yard. Square Yards $ _____

Item 5. Drainage
Evacuate trench - fill - instal 4" tile pipe 12" reinforced concrete pipe cross drains and basins.
The sum of _____ ($ _____) per linear foot. Linear Feet $ _____

Item 6. Evacuation for trench; laying Johns-Manville 8" pipe; supply hydrants, gates, taps etc.
The sum of _____ ($ _____) per linear foot. Linear Feet $ _____

Item 7. Blasting
a) Trench - The sum of _____ ($ _____) per linear foot. Linear Feet $ _____

b) Surface - The sum of _____ ($ _____) per cubic yard. Cubic Yards $ _____

Item 8. Removal of trees, brush stamp and debris.
The sum of _____ ($ _____) per cubic yard. Cubic Yards $ _____

THE CONSENSUS

VOL. V, No. 10 June 22, 1955

Next Meeting: The next general meeting of Brown's Wood, Incorporated will be held on Thursday, June 30, 1955, at 8:30 PM in Rm. 10-280, MIT.

JUNE 9 MEETING: Report by Molly Morgan, Clerk

A meeting of Brown's Wood was held on June 9, 1955 in Room 10-280, MIT. Present were Mary Eckhardt, David Freeman, Ranny and Ann Gras, John Harris, Manny Kramer, Paul Loewenstein, Molly Morgan, David Ritson, Art Swanson and Ed and Helen Healy. Present also as interested observors were Mr. and Mrs. Charles Beaudette, Bill Holden and Norman Herz.

The meeting began at 8:35, with a statement by Ranny that he had hoped to pass around copies of the second draft of the road contract, but that they weren't ready yet. He did note some of the more important changes, and it was planned to print up copies and send them out to members for study. (They were sent out, and at least one member has made careful and thorough study, turning up some flaws that were well worth finding).

Bills: Three bills were presented: A) $242.75, from Ranny Gras (payment for which had already been authorized); B) $7.00 from Mr. Merrill, of Mr. Shurcliff's office (a $100 retainer fee had been allocated when it was decided to hire a consultant); C) $55.00 from Lang Wales, for surveying equipment.

AGREED: That the above bills be paid.

Meeting Schedule: It was re-announced that general meetings would be held henceforth every other Thursday, leaving alternate Thursdays free for committee meetings or builder's meetings, such as the one planned for June 16, which would be attended by Mr. Faxon.

Arbiter: The question of who should handle the arbitration side of the engineering job of the road was raised. Two men were suggested: Jesse Willard and Mr. Snelling. Their qualifications were discussed, but no general agreement was reached as to which of the two should be the arbiter.

Bidders: It was stated that before the middle of next week the lawyers would have the contract ready. It was decided that as soon as the contract was ready, it would be dittoed and submitted for bidders. (Paul Loewenstein offered to have copies of the road plan printed up for nothing). Ranny felt that no more than eight bidders should be invited, it being generally

considered unethical to make a lot of contractors spend a lot of time figuring estimates, when only one can get the job. - However, if the job is advertised generally, instead of by specific invitation, it is a different situation, and all who are interested should be allowed to bid. - It is expensive to provide forms and plans for a large number of bidders. - Probably there will not be that much interest anyway. It might be best to just have twenty forms ready and let the first come be the first served.

More Money: At the time bids are received, lot prices will be computed on the basis of the contract figure. These prices will be final, except for contingencies such as ledge, and must be paid prior to the signing of the contract.

In addition, the corporation may call for the $500 contingency fee for which members are committed by the Membership Agreement (see Further Advances).

For elaboration and/or clarification of these matters, you will find ample explanation in the report on lot pricing being prepared by Lang Wales, which will be added at the end of this report, and which should receive your close attention.

New Zoning: A few days previously, the Town of Lincoln had passed a new zoning law, requiring 80,000 sq. ft. per lot, plus 50 and 40 ft. setbacks for houses (from the road and sidelines, respectively). Accessory buildings, which seem to include garages, can be "no closer to the road or sidelines than their own height".

Our own sub-division plan had already been registered (with the Middlesex Southern District Registry of Deeds) so this new zoning law does not affect Brown's Wood.

Early Deeding: Dave Ritson, wishing to build early if possible, had investigated the Town's position. It seemed he would have the Planning Board's support, and the next steps would be 1) to obtain a deed from Brown's Wood, 2) to apply for a building permit, 3) to have the application rejected because of inadequate frontage on an existing road, and 4) to approach the Board of Appeals to set aside the techinical restriction. If the Appeals Bd. gave the green light, a building permit could then be granted. If not, the Ritsons would have to wait. - The first step was now put to the membership: would Brown's Wood issue a deed before the usual preliminaries could be taken care of?

Dave was asked whether his reasons for wishing to build early were strong and valid: was he about to be evicted, in which case he would certainly desire quick action? or was he convinced that the house he wished to build (the Techbuilt) could be finished early, in which case he might be disappointed? - It seemed that it was not a matter of great distress, but simply that Dave had an accessible lot, a ready plan, a contractor ready to start work, and a natural desire to move as soon as possible. The only obstacle was a "paper road" cutting part of his lot off from Weston Rd., and it seemed too bad to be held up by such a technicality.

It was agreed that the members would like to help the Ritsons if such could be done without endangering the general situation or causing new delays. There would certainly be complications: The Deed Restrictions and Option Agreement would have to be completed and agreed upon, since they must be the same for all members. A special

pricing formula would have to be worked out. Only the lawyers could properly evaluate the degree of risk involved or the time required.

It was then AGREED: That Dave should consult with the corporation's lawyers, at Dave's expense, to see what could be done to facilitate early deeding in his case.

Road Name Committee: After some discussion of the road naming problem, it was decided a committee should be set up to draw a list of old and/or new names for presentation to the group for a decision. The committee included John Harris, Ed Healy and Art Swanson. They are expected to present a list on June 23.

Suggestions received recently: Fox Hill Road (perhaps some of the stigma attached to the first word in this name has now worn off), Moccasin Hill Road (or Moccasin Road), Rockridge Road (or Rock Ridge Road) Woodridge Road, Laurel Road. Norman Herz suggested Kame Terrace, which he assured us would seem uproariously funny to any geologist, this being the name of a geological formation. (He has since notified us however, that our hill is not a Kame Terrace but a Rock Core Till Hill, or freely translated, a big rock covered with glacial garbage).

Field Work: There still remains some field work to be done: 1) Grade stakes (now finished). 2) Control Survey. 3) Lot stakes and bounds. 4) Pts. of curvature. 5) We must define on Lot 20 the points where the existing grade and trees will be intersected by the new road banks. 6) Also, we must define the points at which cuts of road excavation will intersect existing grades. 7) Dave Freeman was appointed to decide which trees will have to be removed in the cutting and filling operations and which can be saved by wells or other protection.

Tot Lot: A fine enclosure, made finer by some ingenious bolstering, and equipped with some very usable items, already exists on Lot 21; swings and see-saw are still needed.

The formal meeting adjourned at 9:30.

* * *

Invite: The Herz family extended a warm invitation to any and all BW families to stop in for a day or night or two at their summer residence, 68 South St., Williamstown, Mass., in the heart of the Berkshires. Tel. Williamstown 665-J.

Banks: If anyone knows of any exceptionally good institutions offering low mortgage rates or special terms, please inform the corporation's lawyers, who apparently can do more in arranging "deals" than an individual could.

Missing: Al Van Rennes misses two hatchets, last seen in the trunk of some member's car about two months ago.

LOT PRICING

by R. Langdon Wales,
Treasurer

With the impending prospect of signing the road contract, and the expected need to pay the balance of our lot costs as estimated on the basis of the contract (see report of June 9 meeting, above), it appears desirable to review the lot pricing basis, to indicate how we will (if consent is granted) handle the contributions of unsold lots, and to publish the desirability differential prices computed by the method adopted at the meeting of April 28, 1955 (see The Consensus, Vol. V, No. 3 A for description of this method).

Formula: According to the Membership Agreement, the price of each lot shall be the sum of the following:

a) "That portion of the cost of the entire tract of land which the area of the lot bears to the sum of the areas of all lots to be sold." - Area cost.

b) "A pro rata share of the development cost of the tract based upon full authorized membership." - Development cost.

c) "A desirability differential ..."

We are now able to compute the area cost and desirability differential of each lot. These costs are tabulated on pages 6 and 7.

Precision: The methods for arriving at the two cost items are exact, and by applying them with sufficient precision it is possible to compute the price components to a fraction of a mil. However, it is doubtful that the value of a lot has any meaning when resolved to so fine a degree, so the figures presented in the tables are given to the nearest whole dollar, and if it is agreeable to all, final lot prices will also be figured to the nearest dollar.

Fractional Votes: Some may find it strange that on the desirability differential computation sheet some lots are listed as having fractional second and third choice votes on them. One lot actually has 1-1/4 second and 3-1/12 third choice votes. How this situation arises may be understood by considering the person who in the balloting placed votes of equal weight on three lots following his first choice (which was always unambiguously expressed). Now the premise of the system is that each person has a second choice and a third choice, so the person weighting the three lots equally is considered to have placed 1/3 of his second choice on each of the three lots, and 1/3 of his third choice on each also.

Since several families did split votes two, three or four ways, the fractions are accounted for - but how the 3-1/12? If a lot had 2 whole votes, a 1/2 votes, a 1/3 vote and a 1/4 vote - - - - get it?

LOT PRICING (Continued)

Totalling: The blank total column on the area and desirability tabulation sheet is for you to fill in the estimated total price based on estimated development cost divided by 21.

Final Price Determination: When the road contract is signed it will be possible to estimate closely the final prices of the lots. There will be some variable price items in the road contract however. The major one of these is ledge blasting for which we will pay at a price based on the actual volume at a quoted price per cu. yd. Other variable costs would be for additional items of work not written into the contract which might be required to obtain town approval of the road.

Presumably, at a point when the blasting is all behind us we will set up a contingency item to cover future additional costs and set the final prices so that the deeding be not delayed.

Provisional Price Determination; The need for enough capital to permit us to show ability to pay for the road at the time of making the road contract has been pointed out. The proposed method is to have the members contribute the balance of their estimated lot prices based upon the face value of the road contract, plus estimated extras. If the extras get out of hand then we awaken the "sleeper" in the Membership Agreement which permits the Executive Committee to require additional contributions up to $500 from each member.

The estimated development cost formula looks like this:

Contract Price	$_____
Surface blasting	
_____yds. (est.) x $_____/yd.	_____
Trench blasting	
_____yds. (est.) x $_____/yd.	_____
*Other development cost to date	_____
Estimated balance of development cost	_____
TOTAL	$_____

* This item is now close to $4.000.

Unsold Lots: All of the above leaves us short by the cost of any lots remaining unsold when "ante-up" time arrives. The method for handling this will probably be the same as that specified in the by-laws for assessments on unfilled memberships. In short, divide the prices of unsold lots by the number of members, require a loan of that amount from each member and issue certificates of indebtedness to be redeemed when the lots are sold.

DESIRABILITY DIFFERENTIAL COMPUTATION RLW, 6/22/55

LOT	CHOICES 1st.	2nd.	3rd.	SCORE	D.F.	D.D.
1	2	1-1/4	3/4	9.25	+3.82	$+78
2	2	1	1	9.00	+3.57	+73
3	0	0	0	0.00	-5.43	-111
4	2	1-1/4	3-1/12	11.58	+6.15	+125
5	0	2	0	4.00	-1.43	-29
7	1	1	2-1/3	7.33	+1.90	+39
8	0	0	1	1.00	-4.43	-90
9	0	3	0	6.00	+0.57	+12
10	2	0	1-1/2	7.50	+2.07	+42
11	1	1-1/4	2-1/4	7.75	+2.32	+47
12	1	1	0	5.00	-0.43	-9
13	3	2-3/4	3/4	15.25	+9.82	+200
14	2	1-1/2	1-1/2	10.50	+5.07	+103
15	0	1	1	3.00	-2.43	-49
16	0	0	1/2	0.50	-4.93	-100
17	1	0	1	4.00	-1.43	-29
18	1	0	1/3	3.33	-2.10	-43
19	0	0	0	0.00	-5.43	-111
20	0	0	1	1.00	-4443	-90
22	1	1	1	6.00	+0.57	+12
23	0	1	0	2.00	-3.43	-70
TOTAL:	19	19	19	113.99 (should be 114)	-0.04 (should be 0)	0

Score = (1sts.) x 3 + (2nds.) x 2 + (3rds.) x 1
Desirability Factor (D.F.) = (Score) - (Average)
Average = 114/21 = 5.43
Desirability Differential (D.D.) = (Score) x (Unit Value)
Unit Value = $200.00/Maximum D.F. = 200/9.82 = $20.37

AREA PLUS DESIRABILITY PRICES: RLW, 6/22/55

LOT	AREA	AREA PRICE	DES. DIFF.	AREA PLUS DES. DIFF.	TOTAL
1	66,868	$1306	+$78	$1384	
2	65,764	1284	+ 73	1357	
3	68,696	1342	-111	1231	
4	60,054	1173	+ 125	1298	
5	79,507	1553	- 29	1524	
7	66,323	1295	+ 39	1334	
8	54,556	1066	- 90	976	
9	45,738	893	+ 12	905	
10	57,738	1128	+ 42	1170	
11	83,640	1634	+ 47	1681	
12	61,996	1211	- 9	1202	
13	68,726	1342	+200	1542	
14	60,065	1173	+103	1276	
15	46,515	909	- 49	860	
16	41,368	808	- 100	708	
17	65,605	1281	- 29	1252	
18	53,814	1051	- 43	1008	
19	58,420	1141	-111	1030	
20	71,469	1396	- 90	1306	
22	84,083	1642	+ 12	1654	
23	70,256	1372	- 70	1302	
TOTAL	1,331, 201	$26,000	0	$26,000	

Land Cost: $26,000

Cost per square foot of developed (salable) lots: $0.0195312

JUNE 16 MEETING WITH GEORGE FAXON: Report by Ed Healy

Present: Nyna Polumbaum, Lang Wales, John and Naomi Harris, Homer Eckhardt, Ed Healy, and Mr. Faxon.

The meeting with Mr. Faxon was concerned with questions which had arisen since the last "early-builders" meeting, in connection with the use of a hired supervisor (or "clerk-of-the-works) in building. The perennial questions on saving by the purchase of materials were also dwelt on at length.

In regard to the matter of saving money by purchase of our own materials, Mr. Faxon mentioned several points. He said that his lumber supplier charges him only 10% more than his own purchase price (this is less than the usual contractor mark-up), but that even this might be reduced to 5% if all the lumber for 4 or 5 houses were purchased from the same supplier. (This compares with a mark-up of around 40% for small purchases by individuals).

Mr. Faxon felt that a mark-up of 10% on materials was reasonable for sub-contractors. He thought it might be possible to ask for bids with the provision that we be permitted to supply the lumber (to be purchased by him at prices lower than obtainable by most contractors), and that the contractor be permitted a specified "mark-up" on our cost. (Some of us understood him to say that he did not intend to make a profit on lumber used by him on work for us).

The plumber that Mr. Faxon uses charges 10% of his cost as his profit on materials and fixtures. Mr. F. thought this was reasonable (and quite possibly obtainable from other sub-contractors than his), and resulted in costs (of fixtures, etc.) to the owner slightly less than usual discount-house prices.

Mr. Faxon has been doing general contracting (rebuilding, excepting one whole house now being started) for one year, and carpentry for several summers. Like many sub-contractors, he has only foreman (two) as full-time employees. Additional men, as required, are hired through local union channels, and may be discharged at any time.

Mr. Faxon advised that group members hire local sub-contractors where possible, because of the expense of transportation (which would presumably show up in bids, in any case). He would bring the foremen from Jamaica Plain, where he lives himself.

Mr. F. felt that even with additional assitance from an architect, group members would find it quite difficult to keep sub-contractors working to the members' best advantage, unless almost continuous supervision was possible for extended periods.

Meeting with Mr. Faxon (Continued)

A procedure mentioned on earlier occasions was again discussed. By this method, two sets of bids would be secured on each house. The first would cover the completely finished house, and the second would omit those items (such as finishing, painting, etc.) which the owner hoped to do for himself. These last could be itemized in the first bid, and would provide a realistic guide for the owner contemplating doing these tasks. (Also, if the tasks suddenly appeared too formidable as the building progressed, or if money simply appeared (! ED.), certain items could be turned over to the sub-contractors for completion).

In reply to a question, Mr. Faxon stated that sub-contractors should be hired six weeks or more in advance, and a supervisor (with more planning to do) at least eight weeks in advance.

Mr. Faxon readily agreed that he could not expect to be paid for supervising when his own carpenters were working on a job (the bid for which had of course included supervision). Adjustment of his salary under such conditions would be in order. (In practice, the foreman does most of the immediate supervision on a carpentry job, but this would not obviate the need for a salary adjustment).

As on previous occasions, those who had not met Mr. Faxon before (and those who had, too) were very much impressed by his utter candor and apparent honesty. Tentatively, three families (Wales, Polumbaum and Eckhardt) have decided to use his services, and one other is reported interested. Those families using the architectural services of Mr. Brooks are also seriously considering joining the Faxon construction co-op.

* * *

(The above report certainly promises a considerable degree of co-operation in this year's building. Hope it continues. ED)

NEW ADDRESS: The Loewensteins are summering at 15 Moon Hill Rd., Lexington, Mass., and seem to be enjoying the house, the pool and the neighbors almost too much for comfort (they won't want to leave!). The Telephone number is VOlunteer 2-0865.

YOUR PLANS? Members who plan to be away for any extended time this summer might let this newsletter print the vacation address, to facilitate general communication.

RITSONS' VACATION ADDRESS: Dave, Edda and children will be spending the next two or three weeks at:
c/o Martinez, 8424 109th. Ave., Ozone Park 17, New York

Ranulf W. Gies
471 Conant Rd.
Weston, Mass.

WALTHAM
JUN 27
9 AM
1955
MASS.

Mr. + Mrs. R. L. Wales
9 Fayette Rd.
Bedford
Mass.